



Los Angeles County  
Department of Regional Planning

*Planning for the Challenges Ahead*



December 5, 2005

James E. Hartl AICP  
Director of Planning

Honorable Board of Supervisors  
County of Los Angeles  
Kenneth Hahn Hall of Administration, Room 383  
500 West Temple Street  
Los Angeles, California 90012

**PROJECT NO. R2004-01160-(5)  
ZONE CHANGE CASE NO. 200400006-(5)  
CONDITIONAL USE PERMIT CASE NO. 200500035-(5)  
PETITIONER: ARTHUR YAZICHYAN  
50 NORTH ROSEMEAD BOULEVARD  
PASADENA, CA 91107  
EAST PASADENA ZONED DISTRICT  
FIFTH SUPERVISORIAL DISTRICT (3-VOTE)**

Dear Supervisors:

**IT IS RECOMMENDED THAT THE BOARD AFTER THE PUBLIC HEARING:**

1. Consider the Negative Declaration for Zone Change No. 200400006-(5) and Conditional Use Permit No. 200500035-(5) together with any comments received during the public review process, find on the basis of the whole record before the Board that there is no substantial evidence the project will have a significant effect on the environment, find that the Negative Declaration reflects the independent judgment and analysis of the Board, and adopt the Negative Declaration.
2. Instruct County Counsel to prepare the ordinance map reflecting the change of zones within the East Pasadena Zoned District as recommended by the Regional Planning Commission (Zone Change No. 200400006-(5))
3. Instruct County Counsel to prepare the necessary findings to affirm the Regional Planning Commission's approval of Conditional Use Permit No. 200500035-(5).

**PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

- Update the zoning on the subject property to allow the property owner to develop the property with uses compatible with the existing surrounding uses.
- Establish development standards that ensure future development on the subject property will be compatible with the goals and policies of the General Plan.

## **IMPLEMENTATION OF STRATEGIC PLAN GOALS**

This zone change and conditional use permit promotes the County's Strategic Plan goal of Service Excellence. The project components (zone change, conditional use permit) were carefully researched and analyzed to ensure that quality information regarding the subject property is available.

This zone change and conditional use permit also promotes the County's vision for improving the quality of life in Los Angeles County. The approval of this zone change and conditional use permit will allow the development of an auto stereo, alarm, and accessories sales and installation facility providing said sales and services for residents and businesses.

## **FISCAL IMPACT/FINANCING**

Adoption and implementation of the proposed zone change should not result in any new significant costs to the County or to the Department of Regional Planning; no request for financing is being made.

## **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

The Regional Planning Commission conducted concurrent public hearings on Zone Change No. 200400006-(5) and Conditional Use Permit No. 200500035-(5) on September 7, 2005. The zoning requests before the Commission were: 1) A zone change from the C-H (Commercial-Highway) zone to the C-2-DP (Neighborhood Business-Development Program) zone, and 2) a conditional use permit to authorize auto stereo, alarm, and accessories sales and service and related parking in the proposed C-2-DP zone. The Regional Planning Commission voted (5-0) to approve the requested zone change and conditional use permit at its November 21, 2005 meeting.

Pursuant to Subsection B.2 of Section 22.60.230 of the County Code, the conditional use permit is deemed to be called for review by your Board and shall be considered concurrently with the recommended zone change. A public hearing is required pursuant to Section 22.16.200 of the County Code and Sections 65335 and 65856 of the Government Code. Notice of the hearing must be given pursuant to the procedures set forth in Section 22.60.174 of the County Code. These procedures exceed the minimum standards of Government Code Sections 6061, 65090, 65355 and 65856 relating to notice of public hearing.

## **ENVIRONMENTAL DOCUMENTATION**

The proposed zone change and conditional use permit will not have a significant effect on the environment. An Initial Study was prepared for this project in compliance with the California Environmental Quality Act (CEQA) and the environmental guidelines and reporting procedures of the County of Los Angeles.

The Initial Study showed that there is no substantial evidence that the project may have a significant effect on the environment. Based on the Initial Study, the Department of Regional Planning has prepared a Negative Declaration for this project. Based on the Negative Declaration, adoption of the proposed plan zone change will not have a significant effect on the environment.

**IMPACT ON CURRENT SERVICES OR (OR PROJECTS)**

Action on the zone change is not anticipated to have a negative impact on current services.

Respectfully Submitted,

DEPARTMENT OF REGIONAL PLANNING  
James E. Hartl, AICP, Director of Planning

A handwritten signature in black ink, appearing to read "Frank Meneses", with a long, sweeping horizontal line extending to the right.

Frank Meneses, Administrator  
Current Planning Division

FM:SD:KKS

Attachments: Commission Resolution, Findings & Conditions, Staff Report & Attachments

C: Chief Administrative Officer  
County Counsel  
Assessor  
Director, Department of Public Works

**THE REGIONAL PLANNING COMMISSION  
COUNTY OF LOS ANGELES  
PROJECT NO. R2004-01160-(5)  
ZONE CHANGE CASE NO. 200400006-(5)**

**WHEREAS**, the Regional Planning Commission of the County of Los Angeles has conducted a public hearing in the matter of Project No. R2004-01160-(5) and Zone Change Case No. 200400006-(5) on September 7, 2005, and

**WHEREAS**, the Regional Planning Commission finds as follows:

1. The applicant is requesting a change of zone from C-H (Commercial Highway) to C-2-DP (Neighborhood Business – Development Program) on a 5,406 square-foot parcel with existing 1,624 square-foot structure and existing parking.
2. The subject property is located at 50 North Rosemead Boulevard in an unincorporated area of Los Angeles County near East Pasadena, and in the East Pasadena Zoned District.
3. The zone change request was heard concurrently with Conditional Use Permit Case No. 200500035-(5) at a September 7, 2005 public hearing.
4. Conditional Use Permit Case No. 200500035-(5) is a related request to authorize the establishment of an auto stereo and alarm sales and installation facility and existing parking with hours limited to 8:00 a.m. to 7:00 p.m. Monday through Saturday, and 8:00 to 7:00 p.m. for sales only on Sundays. Installation of auto stereos and alarms is prohibited on Sundays.
5. The applicant's site plan, marked Exhibit "A", depicts the following:

A 5,406 square-foot lot with an existing building (1,624 sq. ft), seven parking spaces including one van accessible handicapped space, landscaping (1,035 sq. ft.), and access from Buff Avenue. Parking backs out onto Buff Avenue. The building use is for sales and installation of auto stereos and includes two audio installation stalls, display and sales room, and office space.
6. Approximately 15% of the site shall be landscaped. The C-2-DP zone will assure that development occurring after rezoning will conform to the approved plans and will ensure compatibility with the surrounding area. As applied in this case, the conditional use permit will restrict the development of the re-zoned sites to development of an auto stereo and alarm sales and installation facility and existing parking. No other development is permitted on the property unless a new conditional use permit is obtained.

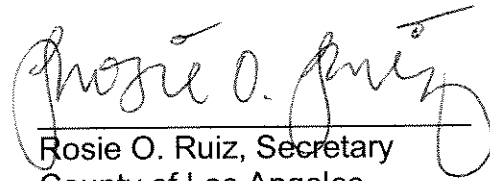
7. The subject property is currently zoned C-H. The proposed auto stereo sales and installation facility is inconsistent with the current C-H zoning of the subject property. A need exists for the proposed Zone Change from C-H to C-2-DP to allow the owner to establish an auto stereo and alarm sales and installation facility and existing parking on the subject property.
8. The subject property is a proper location for the proposed C-2-DP zoning classification, and placement of the proposed zone at such location will be in the interest of public health, safety and general welfare, and in conformity with good zoning practice because the proposed development is compatible with the surrounding zoning and land uses.
9. The proposed Zone Change to C-2-DP is consistent with the goals and objectives of the Countywide General Plan.
10. An Initial Study was prepared for this project in compliance with the California Environmental Quality Act (CEQA) and the environmental guidelines and reporting procedures of the County of Los Angeles. The Initial Study showed that there is no substantial evidence that the project may have a significant effect on the environment. Based on the Initial Study, the Department of Regional Planning has prepared a Negative Declaration for this project. The project is de minimus in its effect on fish and wildlife resources.
11. After consideration of the attached Negative Declaration together with any comments received during the public review process, the Commission finds on the basis of the whole record before the Commission that there is no substantial evidence the proposed change of zone will have a significant effect on the environment, finds that the Negative Declaration reflects the independent judgment and analysis of the Commission, and adopts the Negative Declaration.

**RESOLVED,** That the Regional Planning Commission recommends to the Board of Supervisors of the County of Los Angeles as follows:

1. That the Board of Supervisors hold a public hearing to consider the recommended change of zone from C-H to C-2-DP with development restrictions as provided in the related Conditional Use Permit Case No. 200500035;
2. That the Board of Supervisors certify completion of and approve the attached Negative Declaration, and determine that Zone Change Case No. 200400006 will not have a significant impact upon the environment;
3. That the Board of Supervisors find that the recommended zoning is consistent with the Countywide General Plan;

4. That the Board of Supervisors find that the public convenience, the general welfare and good zoning practice justify the recommended change of zone; and
5. That the Board of Supervisors adopt the above recommended change of zone.

I hereby certify that the foregoing resolution was adopted by a majority of the voting members of the Regional Planning Commission in the County of Los Angeles on November 21, 2005.

A handwritten signature in cursive script, appearing to read "Rosie O. Ruiz", is written over a horizontal line.

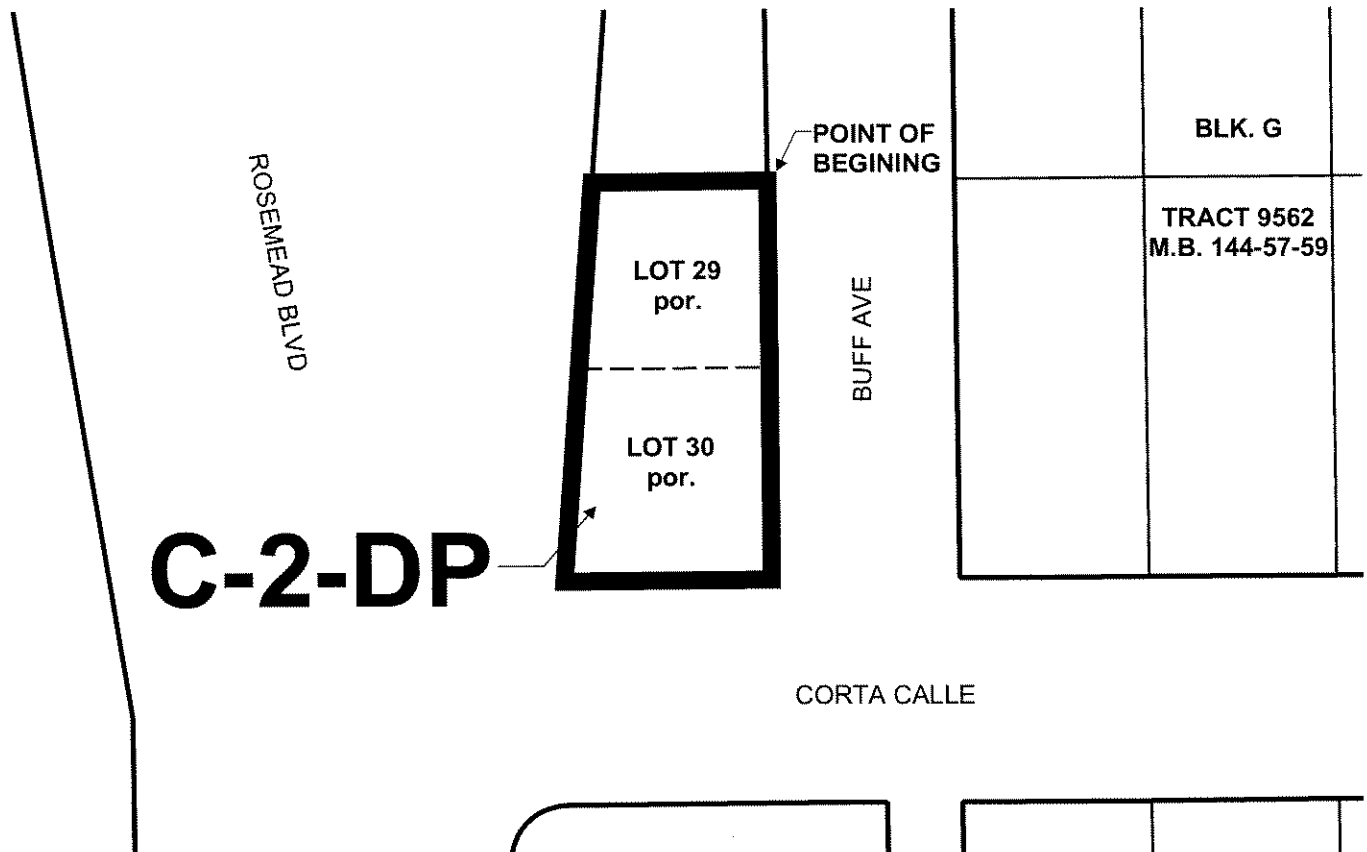
Rosie O. Ruiz, Secretary  
County of Los Angeles  
Regional Planning Commission

CHANGE OF PRECISE PLAN  
EAST PASADENA ZONED DISTRICT

ADOPTED BY ORDINANCE: DRAFT  
ON: \_\_\_\_\_

ZONING CASE: ZC 2004 00006 (5)

AMENDING SECTION: 22.16.230 OF THE COUNTY CODE



**LEGAL DESCRIPTION:**







ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

LOT 29 AND 30 OF BLK.G OF TRACT NO. 9562, RECORDED IN BOOK 144 PAGE 57-59, IN THE OFFICE OF THE RECORDER OF THE COUNTY OF LOS ANGELES. EXCEPT THEREFROM THE EASTERLY 30 FEET LYING WESTERLY OF THE EASTERLY LINE OF THE LAND DESCRIBED TO THE STATE OF CALIFORNIA, RECORDED ON DECEMBER 7, 1966 AS INSTRUMENT NO. 328 OF OFFICIAL RECORDS

**DIGITAL DESCRIPTION:** \ZCO\ZD\_EAST\_PASADENA\

THE REGIONAL PLANNING COMMISSION  
COUNTY OF LOS ANGELES  
WAYNE REW CHAIR  
JAMES E. HARTL PLANNING DIRECTOR

**LEGEND:**

-  PARCELS
-  STREET / RIGHT OF WAY
-  LOT LINE
-  CUT/DEED LINE
-  EASEMENT LINE
-  ZONE CHANGE AREA



0 25 50

FEET

COUNTY ZONING MAP  
165H265



Los Angeles County  
Department of Regional Planning

*Planning for the Challenges Ahead*



James E. Hartl AICP  
Director of Planning

November 21, 2005

**CERTIFIED MAIL - RETURN RECEIPT REQUESTED**

Tony Palazzola  
747 East Union Street  
Pasadena, CA 91101

RE: PROJECT NO. R2004-01160-(5)  
ZONE CHANGE NO. 20040006-(5)  
CONDITIONAL USE PERMIT NO. 200500035-(5)

Dear Applicant:

The Regional Planning Commission, by its action of September 7, 2005, **APPROVED** the above described conditional use permit and **RECOMMENDED FOR ADOPTION** the above described zone change.

The applicant or **ANY OTHER INTERESTED PERSON** may **APPEAL** the Regional Planning Commission's decision to the Board of Supervisors through the office of Violet Varona-Lukens, Executive Officer, Room 383, Kenneth Hahn Hall of Administration, 500 West Temple Street, Los Angeles, California 90012. Contact the Executive Office for the necessary forms and the amount of the appeal fee at (213) 974-1426. The appeal must be postmarked or delivered in person within 15 days after this notice is received by the applicant.

If no appeal is made during this 15-day period, the Regional Planning Commission action is final. Upon completion of the 15-day appeal period, please notarize the attached acceptance form and **hand deliver** this form and any other required fees or material to the planner assigned to your case. It is advisable that you **make an appointment** with the case planner to assure that processing will be completed expeditiously. If you have any questions regarding this matter, please contact the Zoning Permits Section at (213) 974-6443.

Very truly yours,

DEPARTMENT OF REGIONAL PLANNING  
James E. Hartl, AICP, Director of Planning

Samuel Dea  
Acting Supervising Regional Planner  
Zoning Permits I Section

Enclosures: Findings and Conditions, Affidavit (Permittee's Completion).

c: Board of Supervisors; Department of Public Works (Building and Safety); Department of Public Works (Subdivision Mapping); Zoning Enforcement

SD:KKS



**PROJECT NO. R2004-01160-(5)  
ZONE CHANGE NO. 200400006-(5)  
CONDITIONAL USE PERMIT NO. 200500035-(5)  
FINDINGS AND ORDER OF THE REGIONAL PLANNING COMMISSION  
COUNTY OF LOS ANGELES**

**REGIONAL PLANNING COMMISSION HEARING DATE: SEPTEMBER 7, 2005**

**SYNOPSIS:** The applicant, Arthur Yazichyan, is requesting a change of zoning from C-H (Commercial Highway) to C-2-DP (Neighborhood Business-Development Program) and a Conditional Use Permit to authorize the reconstruction of an existing structure to operate and maintain an auto stereo and alarm sales and installation service facility. The subject project is located on a 5,406 square-foot lot within unincorporated Los Angeles County adjacent to the cities of Pasadena and Arcadia.

**PROCEEDINGS BEFORE THE COMMISSION:**

**September 7, 2005 Public Hearing**

A duly noticed public hearing was held on September 7, 2005 before the Regional Planning Commission. Commissioners Bellamy, Rew, Helsley, Valadez and Modugno were present. Two persons testified in favor of the project: the applicant's agent, Tony Palazzola and a member of the public, Burke Farrar. No one testified in opposition to the project.

The Commission directed staff to revise the draft conditions to include a change to the operating hours, excluding auto stereo and alarm installation on Sundays, and instructed the applicant to provide for certain signage and neighborhood communication requirements. There being no further testimony, the Regional Planning Commission directed the public hearing to be closed and for staff to prepare final environmental documentation and findings and conditions for approval.

Subsequent to the public hearing, staff received two letters in opposition to the project. The applicant addressed these complaints by holding a public outreach meeting for residents near the site. The applicant organized a meeting at the site on October 15, 2005. Invitations were hand-distributed to the residents on Buff Avenue, Corta Calle, Walnut Street, and Quigley Avenue. The applicant's attached letter, dated October 20, 2005, summarizes the applicant's outreach effort.

Findings

1. The applicant, Arthur Yazichyan, requests a change in zoning from the CH (Commercial Highway) zone to the C-2-DP (Neighborhood Business-Development Program) zone and a Conditional Use Permit to authorize the use of an existing structure for reconstruction, operation, and maintenance of an auto stereo, alarm, and accessory sales and installation facility in the proposed C-2-DP zone.
2. The subject property is located on 50 North Rosemead Boulevard between East Corte Calle and East Walnut Street southeast of the City of Pasadena and west of the City of Arcadia in the East Pasadena Zoned District.
3. The property is flat and slightly above the Rosemead Boulevard grade. No landscaping is present on the site. The site is fully paved.
4. Access to the site is from North Buff Avenue using paved access.
5. The subject property is zoned C-H.
6. Zoning surrounding the subject property consists of the following:
  - North: R-3 (Limited Multiple Residence)
  - East: R-2 (Two-Family Residence)
  - South: C-2 (Neighborhood Business)
  - West: M-1.5 (Restricted Heavy Manufacturing)
7. The subject property is currently a vacant former commercial use. Land uses surrounding the subject property are as follows:
  - North: Multi-family residences.
  - South: Restaurant
  - East: Single-Family Residence
  - West: Electronics Store
8. In January, 1998, Plot Plan No. 45363 was approved for the addition of signage to the previous hair salon retail use.

9. The subject property is designated "C" (Major Commercial) in the Countywide General Plan: "Typical use patterns include central business districts, regional office complexes, major shopping malls and centers, major commercial recreation facilities and a range of mixed commercial retail and service activities. Community and neighborhood-serving commercial uses generally are not shown, and can be appropriately established at locations which conveniently serve local market areas." (Los Angeles Countywide General Plan, P III-23)
10. Local commercial and industrial services are defined in the General Plan as follows: "For purposes of the countywide Land Use Element, local commercial and industrial uses are defined as individual enterprises, or small scale multi-use centers, serving the needs of the local community. Such uses include:
  - A. Facilities providing neighborhood or community convenience goods and services;
  - B. Highway or roadside facilities and services of a minor nature (i.e., gas stations, cafes, motels, etc.);
  - C. Local community/neighborhood-serving office and professional services; and
  - D. Light industrial uses of a minor nature, as defined by the scale of the facility, number of employees, service area, and general compatibility within the community setting (it is not the intent of countywide land use policy to prohibit the establishment or continued operation of local "cottage industry" uses where compatible with surrounding land use patterns)."

The proposed use is consistent with definition nos. A and B above.

11. Guidelines listed in the General Plan applicable to local commercial and industrial services (hereinafter "local services") are listed below: The following general guidelines for development found on pages III-34 through III-37 of the General Plan apply to local commercial and industrial services which would be permitted on the site:
  - A. Location:
    - i. "The proposed use should be easily accessible and should be situated at community focal points such as major intersections and established neighborhood shopping facilities." The use proposed is located adjacent to a freeway onramp on a major thoroughfare near a residential community. This location is convenient for users.

**FINDINGS**

- ii. "The proposed use should be located so as not to invade or disrupt sound existing residential neighborhoods nor conflict with established community land use, parking and circulation patterns." The site plan depicts service bay entrance away from residences to the east. These residences are proposed to remain in the residential plan designation in the General Plan Update. The multi-family residences located adjacent to the north are in an area designated in the current General Plan and General Plan Update as Major Commercial. These residences are in the R-3 (Limited Multiple Residence) zone which is not consistent with the Plan designation. Subsequent to Department of Health Services consultation regarding potential noise impacts, staff recommended that a five-foot masonry wall be extended to eight feet in height so as to provide a sound buffer for the existing adjacent residences to the north of the site. The applicant has agreed to provide landscaping to minimize visual impacts of the subject wall.

**B. Scale:**

- i. "The scale of local service uses, in terms of acreage and permitted floor area, should be limited to that which can be justified by local community and neighborhood needs. In most instances, such uses, individually or in aggregate, should not exceed 10 acres in size." The use proposed is contained in a building 1,624 square feet in area. The use is consistent with scale guidelines.
- ii. The height of proposed facilities should not exceed the general profile established by existing uses, and should in no event exceed that of neighboring residential development. The height of the proposed facility is one story and meets the general profile of existing commercial uses and that of neighboring residential development.
- iii. The overall scale and intensity of proposed local service uses should be in keeping with the surrounding neighborhood or community setting. The proposed use is an appropriate scale for a community-serving commercial use.

**C. Design and Signage:**

- i. Local service uses should be designed, in terms of setbacks, landscaping, lighting and buffering, so as to ensure compatibility with surrounding uses. The proposed use meets all zoning requirements.

**FINDINGS**

- ii. Proposed local service uses should reflect locally recognized architectural themes and enhance overall community character. The architectural renderings depict a design compatible with the overall character of the community.
- iii. Local commercial signs and graphic displays should generally be confined to the façade surface of the business establishment, and should not project above the roofline or disrupt the architectural design of the structure. Signage plans have not been submitted. Any signage shall comply with Los Angeles County Zoning Code requirements.
- iv. Free-standing signs should generally be discouraged, and permitted only where they are determined to be aesthetically and functionally appropriate. Freestanding signs are not proposed by the applicant.
- v. Off-site signs should be prohibited. Off-site signs are not proposed by the applicant.

**D. Access and Traffic:**

- i. The size and intensity of local service uses should be confined to the extent that anticipated traffic generation does not adversely affect conditions on adjacent streets and highways. The project proposes access and parking from the side street Buff Avenue. The project does not interfere with traffic on Rosemead Boulevard or traffic using the adjacent freeway onramp.
  - ii. Access, egress and onsite parking should be provided in a manner which maximizes safety and convenience, and minimizes adverse impacts on surrounding neighborhood and community land use patterns. Adequate parking has been provided on site.
12. The site plan depicts a 5,406 square-foot lot with an existing building (1,624 s.f.), seven parking spaces including one van accessible handicapped space, landscaping (1,035 s.f.), and access from Buff Avenue. Parking backs out onto Buff Avenue. The building use is for sales and installation of audio stereos and includes two audio installation stalls, display and sales room, and office space.
13. According to Section 22.28.130 of the County Code, automobile supply stores, and including incidental installation of parts subject to the provisions of subsection B of Section 22.28.090, are permitted uses in the C-2 zone. The proposed –DP (Development Program) designation requires a Conditional Use Permit.

14. Section 22.44.135 of the County Code lists the development standards for properties within the boundaries of the East Pasadena-San Gabriel CSD, as follows (only applicable standards are listed):
- A. Section 22.44.135.C: "Prohibited signs are as follows: outdoor advertising signs; freestanding signs that exceed 30 feet in height, or are located within 100 feet of a residential use or zone, or extend into the public right-of-way; roof signs; flashing, animated, audible, rotating and/or moving signs; and business signs that project or extend more than 18 inches from the building face." Signage conforming to this standard and the standards in Chapter 22.52, Part 10 of the County Code will be required.
  - B. Section 22.44.135.D lists zone-specific standards. Applicable standards for the proposed C-2-DP zone are listed below:
  - C. Section 22.44.135.D.3.a: "The maximum height of all structures, except chimneys and rooftop antennas, shall be 35 feet." The existing structure is one story and less than 35 feet in height. The project complies with height standards.
  - D. Section 22.44.135.D.3.b: "The maximum floor area shall be 100 percent of the net lot area. Floor area shall include all enclosed buildings." A total of 1,624 square feet of floor area exists, which does not exceed the net lot area of 5,406 square feet.
  - E. Section 22.44.135.D.3.c: "The maximum lot coverage shall be 75 percent of the net lot area. Lot coverage shall include all enclosed buildings." The area of the lot proposed to be covered by structures is 1,624 square feet which does not exceed the 4,054 square-foot lot coverage limitation.
  - F. Section 22.44.135.D.3.d: "For structures that exceed 17 feet in height and are located on a lot or parcel of land adjacent to a residential zone, the maximum height of the structure at five feet from the property line adjacent to the residential zone shall be 10 feet and any portion of the structure that exceeds 10 feet in height shall be set back an additional foot for every additional foot in height." As the building proposed is 14 feet in height and is to be located approximately 40 feet from the adjacent residential zone and residential uses, this standard does not apply.
  - G. Section 22.44.135.D.3.e: "Exterior lighting shall be of top-shielded or hooded design intended to direct light away from adjacent parcels and prevent off-site illumination. Street lighting shall be consistent with the neighborhood pattern except where the department of public works determines that a different street lighting configuration is required for the protection of public health and safety." Lighting will be required to comply with this requirement.

15. The development standards of the C-2 zone apply as follows:

- A. Section 22.28.090.B of the County Code requires that premises in the subject zone may be used for automobile repair and parts installation incidental to the sale of new automobiles, automobile service stations and automobile supply stores, provided:
- i. "That such automobile repair activities do not include body and fender work, painting, major engine overhaul, or transmission repair." The project does not propose these uses.
  - ii. "That all repair and installation activities are conducted within an enclosed building only." The project proposes auto stereo and alarm systems to be installed in an enclosed garage.
  - iii. "That a masonry wall is established and maintained along an abutting boundary with property in a residential or agricultural zone as if the area were developed for parking pursuant to Section 22.52.1060." The site plan depicts an existing concrete masonry wall, five feet in height. Staff recommends extending the wall to eight feet in height, subject to Director's Review, as a sound buffer for adjacent residences. A Department of Health Services, representative from the Environmental Hygiene (Noise) section concurred that an eight-foot masonry wall will provide greater sound buffering than the existing five-foot wall given the parameters of the subject site. Staff also recommends the planting of narrow trees at the wall to further buffer visual impacts.
  - iv. "That landscaping comprises an area of not less than two percent of the gross area developed for the primary use." The project proposes landscaping of approximately 15% of net site area. The project complies with landscaping requirements.
  - v. "That all required parking spaces are clearly marked with paint or other easily distinguishable material." The site plan depicts marked parking spaces and complies with parking requirements.
  - vi. "That all repair or installation activities are confined to the hours between 7:00 a.m. and 9:00 p.m. daily." Operating hours shall be from 8:00 a.m. to 7:00 p.m. Monday through Saturday, and 8:00 a.m. to 7:00 p.m. Sundays for auto stereo and alarm sales only. Auto stereo and alarm installation is prohibited on Sundays. The project complies with the standards for hours of operation.

**FINDINGS**

- vii. "That no automobile awaiting repair or installation service shall be parked or stored for a period exceeding 24 hours except within an enclosed building." The operator of the proposed facility shall comply with auto storage requirements.
- B. According to Section 22.28.170 of the County Code, premises in Zone C-2 shall be subject to the following additional development standards:
- i. Section 22.28.170.A: "That not to exceed 90 percent of the net area be occupied by buildings with a minimum of 10 percent of the net area landscaped with a lawn, shrubbery, flowers and/or trees, which shall be continuously maintained in good condition. Incidental walkways, if needed, may be developed in the landscaped area." Lot coverage requirements of the zone are superceded by lot coverage requirements of the East Pasadena-San Gabriel Community Standards District. Landscaping requirements of the zone are superceded by the requirements of the specific auto supply and incidental installation use cited above. The site plan depicts the 5,406 square-foot site with landscaping and open space of 828 square feet, or approximately 15% of the site. The project complies with landscaping requirements.
  - ii. Section 22.28.170.B: "That there be parking facilities as required by Part 11 of Chapter 22.52." According to Section 22.52.1100 of the County Code, parking for commercial uses is required at a ratio of 1 space per 250 square feet of floor area. For less than forty required parking spaces, Section 22.52.1070.A requires one space to be handicapped van accessible. The project requires seven parking spaces, one of which shall be handicapped and van accessible. The project provides seven spaces, one of which is handicapped van accessible. The project complies with parking requirements.
  - iii. Section 22.28.170.D: "Except for parking lots and other uses not requested in this application, all display in Zone C-2 shall be located entirely within an enclosed building unless otherwise authorized by a temporary use permit." Outdoor display is not proposed.
  - iv. Section 22.28.170.E: "No outside storage shall be permitted in Zone C-2." Outdoor storage is not proposed and shall not be permitted.
16. According to Section 22.56.040 of the Los Angeles County Code, in addition to the information required in the permit application, the applicant shall substantiate to the satisfaction of the Commission, the burden of proof for a Conditional Use Permit. The burden of proof for a conditional use permit has been met, subject to compliance with the proposed conditions of approval.



17. According to Section 22.16.110 of the Los Angeles County Code, in addition to the information required by Section 22.16.100, the applicant shall substantiate to the satisfaction of the commission the burden of proof for a zone change.
- A. Section 22.16.110.A: "That modified conditions warrant a revision in the zoning plan as it pertains to the area or district under consideration." The proposed rezoning of the subject property to C-2-DP will permit the operation and maintenance of an auto stereo and alarm sales and installation facility serving the surrounding community from a convenient location. The Development Program provision will insure appropriate future uses as the ( )-DP designation requires a Conditional Use Permit for any and all future proposed changes in use.
  - B. Section 22.16.110.B: "That a need for the proposed zone classification exists within such area or district." The C-2-DP zone will enable the existing vacant structure to be put to a use serving the local community.
  - C. Section 22.16.110.C: "That the particular property under consideration is a proper location for said zone classification within such area or district." The subject property is of sufficient size and design to facilitate the proposed uses and is consistent with the existing Major Commercial General Plan designation for the area. The project is compatible with surrounding commercial and residential development and is in a convenient location near the major arterial Rosemead Boulevard and Interstate Freeway 210.
  - D. Section 22.16.110.D: "That placement of the proposed zone at such location will be in the interest of public health, safety and general welfare, and in conformity with good zoning practice." The proposed zone change will enable the proposed use with no significant environmental impacts. The removal of blight will benefit the community through the reuse of the site and through the provision of landscaping and buffering residences to the east and north of the site.

The burden of proof for a zone change has been met by the applicant's proposal.

18. The Department of Regional Planning prepared an Initial Study and has determined that a Negative Declaration is the appropriate environmental documentation under California Environmental Quality Act (CEQA) reporting requirements. The project qualifies for a De Minimis Finding of Impact and is exempt from Fish and Game fees.
19. In its letter dated June 15, 2005, The County of Los Angeles Fire Department commented on requirements for standard fire flow and access.

**FINDINGS**

20. In its letter dated September 1, 2005, the Department of Public Works indicated that no right-of-way or other public improvements are required. The September 1, 2005 letter supersedes the requirements of the said Department's letter dated June 7, 2005, which included street lighting, handicapped sidewalk access and sidewalk, and curb and gutter repairs.
21. In a phone conversation August 18, 2005 with a representative of the Department of Health Services, Environmental Hygiene Division (Noise); Department of Health Services staff concurred that an eight-foot masonry wall will provide a better sound buffer than the existing five-foot wall given the parameters of the existing site and proposed project.
22. Hearing notices were mailed to the applicant and to 239 neighbors within a 1,000-foot radius of the project site on August 3, 2005. Required case materials were mailed to the Sierra Madre Library on August 3, 2005. Newspaper advertisements were published in LA Opinion and Pasadena Star News on August 3, 2005. According to the applicant, hearing notices were posted at the site on August 9, 2005.
23. Staff received one comment from the public at the time of the staff report. A neighbor expressed concerns regarding potential loud car stereos and speeding drivers related to the proposed project and impacting the neighborhood. No one testified in opposition to the project at the public hearing. One member of the public testified in favor of the project at the public hearing.
24. The proposed zone change and use are consistent with the Los Angeles Countywide General Plan; the proposed zone change enables a use meeting existing community needs for auto stereo and alarm sales and installation, with no adverse environmental impacts.
25. The project meets applicable East Pasadena-San Gabriel Community Standards District development standards, auto supply and installation code requirements, C-2 zone standards, and general development standards. The conditions of approval require compliance with the County Noise Ordinance, and in the event of community complaints pertaining to the proposed project, a process is provided to address substantial complaints.
26. A 10-year term is required for the requested Conditional Use Permit due to the changing needs of the surrounding community.
27. The following fees will apply: Document processing fee of \$25 related to posting the Notice of Determination with the County Clerk are required; cost recovery deposit of \$750.00 is required to cover the costs of the five recommended zoning enforcement inspections, one every other year for the term of this grant;

additional funds would be required if violations are found on the property; and the fees will be requested within fifteen (15) calendar days of the final approval of this grant.

**BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION CONCLUDES REGARDING THE CONDITIONAL USE PERMIT BURDEN OF PROOF REQUIREMENTS:**

- A. That the proposed use is consistent with the adopted general plan for the area;
- B. That the requested use at the location proposed: will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area; will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site; and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare;
- C. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area;
- D. That the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate; and
- E. That the proposed site is adequately served by other public or private service facilities as are required.

**AND, REGARDING THE ZONE CHANGE BURDEN OF PROOF REQUIREMENTS:**

- F. That modified conditions warrant a revision in the zoning plan as it pertains to the area or district under consideration;
- G. That a need for the proposed zone classification exists within such area or district;
- H. That the particular property under consideration is a proper location for said zone classification within such area or district; and
- I. That placement of the proposed zone at such location will be in the interest of public health, safety and general welfare, and in conformity with good zoning practice.

**FINDINGS**

AND, THEREFORE, the information submitted by the applicant and presented at the hearing substantiates the required findings and burden of proof for a conditional use permit and zone change as set forth in Sections 22.56.090 and 22.16.110, Title 22, of the Los Angeles County Code (Zoning Ordinance).

**REGIONAL PLANNING COMMISSION ACTION:**

1. The Regional Planning Commission has considered the Negative Declaration together with any comments received during the public review process, finds on the basis of the whole record before the Commission that there is no substantial evidence the project will have a significant effect on the environment, finds that the Negative Declaration reflects the independent judgment and analysis of the Commission, and adopts the Negative Declaration.
2. In view of the findings of fact and conclusions presented above, Conditional Use Permit Case No. 200500035-(5) is **APPROVED** and Zone Change Case No. 200400006-(5) is **RECOMMENDED FOR ADOPTION** to the Board of Supervisors subject to the attached conditions.

**VOTE: 5-0**

**Concurring: Valadez, Rew, Modugno, Helsley, Bellamy**

**Dissenting: None**

**Abstaining: None**

**Absent: None**

**Action Date: November 21, 2005**

SD:KKS  
11/21/05

1. This grant authorizes a Conditional Use Permit for the renovation of an existing building for the operation and maintenance of a one-story auto stereo and alarm sales and installation facility as depicted on the approved Exhibit "A" subject to the all of the following conditions of approval.
2. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation, or other entity making use of this grant.
3. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Department of Regional Planning their affidavit stating that they are aware of, and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 8, and until all required monies have been paid pursuant to Condition Nos. 10 and 11.
4. The permittee shall defend, indemnify and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009. The County shall notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense.
5. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing pay the Department of Regional Planning an initial deposit of \$5,000, from which actual costs shall be billed and deducted for the purpose of defraying the expenses involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to permittee or permittee's counsel. The permittee shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:
  - a. If during the litigation process, actual costs incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.
  - b. At the sole discretion of the permittee, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

The cost for collection and duplication of records and other related documents will be paid by the permittee in accordance with Los Angeles County Code Section 2.170.010.

6. This grant will expire unless used within two years from the date of approval. A one year time extension may be requested, in writing and with the appropriate fee, six months before the expiration date.
7. If any provision of this grant is held or declared to be invalid, the permit shall be void and the privileges granted hereunder shall lapse.
8. Prior to the use of this grant, the property owner or permittee shall record the terms and conditions of the grant in the office of the County Recorder. In addition, upon any transfer or lease of the subject property during the term of this grant, the property owner shall promptly provide a copy of the grant and its terms and conditions to the transferee or lessee of the subject property. Upon recordation, an official copy of the recorded conditions shall be provided to the Director.
9. This grant shall terminate on **November 21, 2015** unless renewed by the Director for an additional period, not to exceed ten (10) years, upon the permittee's request made in accordance with the procedures set forth in Part 12 of Chapter 22.56 of the County Code. Upon termination of this grant, entitlement to the use of the property shall be subject to the regulations then in effect. If the permittee intends to continue operations after such date, a new Conditional Use Permit application shall be filed with the Department of Regional Planning at least six months prior to the termination of this permit, whether or not any modification of the use is requested at that time.
10. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. The permittee shall deposit with the County of Los Angeles the sum of **\$750.00**. The monies shall be placed in a performance fund, which shall be used exclusively to compensate the Department of Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The fund provides for **five (5) inspections every other year for ten (10) years**. The inspections shall be unannounced.

If any inspection discloses that the subject property is being used in violation of any conditions of this grant, the permittee shall be financially responsible and shall reimburse the Department of Regional Planning for all additional enforcement efforts necessary to bring the subject property into compliance. Inspections shall be made to ensure compliance with the conditions of this grant as well as adherence to development in accordance with the site plan on file. The amount charged for additional inspections shall be \$150.00 per inspection, or the current recovery cost, whichever is greater.

11. Permittee shall remit a \$25 document handling fee payable to the County of Los Angeles related to filing and posting of a Notice of Determination with the County Clerk in compliance with Section 21152 of the Public Resources Code. The fees will be required within five (5) business days of the final approval date of the permit.
12. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission or a hearing officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or hearing officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance. In the event that the county deems it necessary to initiate such proceedings pursuant to Part 13 of Chapter 22.56 of the County Code, the permittee shall compensate the county for all costs incurred in such proceedings.
13. All requirements of the Zoning Ordinance and of the specific zoning of the subject property must be complied with unless specifically modified by this grant, as set forth in these conditions or shown on the approved plans.
14. Upon approval of this grant, the permittee shall contact the Fire Prevention Bureau of the Los Angeles County Forester and Fire Warden to determine what facilities may be necessary to protect the property from fire hazard. Any necessary facilities shall be provided as may be required by said Department.
15. The subject property shall be developed and maintained in compliance with requirements of the County of Los Angeles Department of Health Services. Adequate water and sewage facilities shall be provided to the satisfaction of said department. Sound levels shall be maintained at levels in compliance with the County Noise Ordinance and to the satisfaction of the Department of Health Services, Environmental Hygiene Division.
16. All structures shall comply with the requirements of the Department of Public Works, Building and Safety Division.
17. Permittee shall comply with all County of Los Angeles Department of Public Works requirements specified in its letter dated September 1, 2005, superseding the requirements of the June 7, 2005 letter, except as otherwise required by said Department.
18. Permittee shall comply with all County of Los Angeles Fire Department requirements specified in its letter dated June 15, 2005, except as otherwise required by said Department.

19. All structures, walls, and fences open to public view shall remain free of extraneous markings, drawings, or signage. These shall include any of the above that do not provide pertinent information about said premises. In the event such extraneous markings occur, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces. The only exceptions shall be seasonal decorations.
20. Plainly visible signage, in compliance with Section 22.52 Part10, shall be installed indicating seven onsite parking spaces, including one handicapped van accessible space and two indoor garage spaces.
21. Within sixty (60) days of the approval date of this grant, the permittee shall submit to the Director of Planning for approval three copies of revised plans, similar to Exhibit "A", as presented at the public hearing and showing the following: 1) sign locations, 2) landscaping table which lists the overall site area, parking lot area, and total landscaped area. In the event that subsequent revised plans are submitted, the permittee shall submit three copies of the proposed plans for approval to the Director of Planning. All revised plot plans must be accompanied by the written authorization of the property owner.
22. Permittee shall maintain all landscaping in a neat, clean and healthy condition, including proper pruning, weeding, removal of litter, fertilizing and replacement of plants when necessary. Watering facilities shall consist of a permanent water-efficient irrigation system, such as "bubblers" or drip irrigation, for irrigation of all landscaped areas except where there is turf or other ground cover.
23. Permittee shall provide adequate lighting within all parking lot areas. Outdoor lighting shall be designed so as to direct light and glare only onto the facility premises. Said lighting and glare shall be deflected, shaded and focused away from all adjoining properties. Outdoor lighting shall not exceed an intensity of one foot-candle of light throughout the facility. Motion sensor lighting shall be used later than 10 p.m. nightly.
24. This grant allows for the renovation of an existing structure for the operation and maintenance of an auto stereo and alarm sales and installation facility to be developed in accordance with the approved Exhibit "A", and subject to the additional following conditions:
  - a. Permittee will maintain a minimum of seven on-site automobile parking spaces including one handicapped van accessible parking space;



- b. An existing masonry wall five feet in height, located at the northerly boundary of the site, shall be extended to eight feet in height using masonry construction compatible with the existing wall, to mitigate noise related impacts. Construction and design of the wall shall be subject to review and approval by the Director of Planning.
- c. Landscaping such as trees shall be planted along the wall located at the northerly boundary of the site to minimize visual impacts to adjacent properties. The location and type of plants or trees shall be subject to review and approval by the Director of Planning;
- d. All sound-producing and view-impacting outdoor equipment such as air-conditioners and other roof or ground-mounted operating equipment, shall be screened to minimize noise and viewshed impacts to adjacent properties;
- e. Testing of stereo and alarm systems installed or repaired on the premises and of a volume exceeding County ambient outdoor noise standards, shall be done only within the confines of the enclosed garage with the garage door closed;
- f. All construction contracts entered into by the permittee shall contain a provision for mandatory 50% recycling of construction waste;
- g. Design and construction of the subject facility shall be compatible with the existing adjacent commercial uses subject to review and approval by the Director of Planning;
- h. Permittee shall maintain the property in a neat and orderly fashion and maintain free of litter all areas on the premises under which the permittee has control;
- i. Outside display and storage of material on the property is prohibited;
- j. Permittee shall not store or use hazardous materials on the subject property, excepting those materials normally used for the installation, maintenance, and repair of auto stereo and alarm systems;
- k. Permittee shall serve notices to each paying customer requesting courtesy to surrounding neighbors pertaining to the use of new stereos or alarms, as customers leave the premises.

- I. Premises in the subject zone may be used for automobile stereo and alarm installation incidental to the sale of said items in the automobile supply store, provided:
  - i. That such automobile repair activities do not include body and fender work, painting, major engine overhaul, or transmission repair;
  - ii. That all repair and installation activities are conducted within an enclosed building only;
  - iii. That a masonry wall is established and maintained along an abutting boundary with property in a residential or agricultural zone as if the area were developed for parking pursuant to Section 22.52.1060;
  - iv. That landscaping comprise an area of not less than two percent of the gross area developed for the primary use;
  - v. That all required parking spaces are clearly marked with paint or other easily distinguishable material;
  - vi. That all repair or installation activities are confined to the hours between 8:00 a.m. and 7:00 p.m. Monday through Saturday, and for sales only between 8:00 a.m. and 7:00 p.m. Sunday. Installation and repair of auto stereo and alarm systems are prohibited on Sundays;
  - vii. That no automobile awaiting repair or installation service shall be parked or stored for a period exceeding 24 hours except within an enclosed building;
- m. In the event that the operation of any part of this facility should result in substantial complaints to the Department of Regional Planning, the above described conditions may be modified if, after a duly noticed public hearing, such modification is deemed appropriate in order to eliminate or reduce said complaints; and
- n. Permittee shall maintain a current contact name, address, and phone number with the Department of Regional Planning at all times.

**Attachments:**

Fire Department letter dated June 15, 2005  
Public Works letter dated September 1, 2005

SD:KKS  
11/21/05



# COUNTY OF LOS ANGELES

## DEPARTMENT OF PUBLIC WORKS

*"To Enrich Lives Through Effective and Caring Service"*

900 SOUTH FREMONT AVENUE  
ALHAMBRA, CALIFORNIA 91803-1331  
Telephone: (626) 458-5100  
www.ladpw.org

ADDRESS ALL CORRESPONDENCE TO:  
P.O. BOX 1460  
ALHAMBRA, CALIFORNIA 91802-1460

September 1, 2005

IN REPLY PLEASE  
REFER TO FILE: **LD-4**

TO: Russell Fricano  
Zoning Permits Section I  
Department of Regional Planning

FROM: Barry S. Witler   
Transportation Planning and Subdivision Review Section  
Land Development Division

### CONDITIONAL USE PERMIT NO. R2004-01160

We have reviewed the subject Permit in the Pasadena area in the vicinity of Rosemead Boulevard and Corta Calle (50 North Rosemead Boulevard). This Permit is to allow the conversion of an existing retail store to an auto supply store including accessory installation. This letter supersedes the June 7, 2005, letter to Russell Fricano of the Department of Regional Planning.

There are no right of way or improvement requirements recommended as a condition of approval for this permit.

CMG:ca

P:\LDPUB\TRANS\CUPS\CUPR2004-01160 SUPERCEDE AUTO SUPPLY STORE & INSTALLATION



COUNTY OF LOS ANGELES  
FIRE DEPARTMENT

5823 Rickenbacker Road  
Commerce, California 90040

R.P.  
Kim SZ9/ay

DATE: June 15, 2005

TO: Department of Regional Planning  
Permits and Variances

PROJECT #: R2004-01160

LOCATION: 50 N. Rosemead Blvd.

☐ The Fire Department has no additional requirements for this permit.

☒ The required fire flow for this development is 1500 gallons per minute for 2 hours. The water mains in the street, fronting this property must be capable of delivering this flow at 20 pounds per square inch residual pressure.

☒ Install    Public and/or    On-site and/or 1 Verify / Upgrade 6" X 4" X 2 1/2" fire hydrants, conforming to AWWA C503-75 or approved equal. All installations must meet Fire Department specifications. Fire hydrant systems must be installed in accordance with the Utility Manual of Ordinance 7834 and all installations must be inspected and flow tested prior to final approval.

☒ Comments: Submit a Fire Flow Availability Form, Form 196, to our office for approval prior to Public Hearing.

☒ Location: Test the existing public fire hydrant located on the Northeast corner of Buff Ave. and Corta Ave.

☒ Access: Access is approved as shown on site plan.

☒ Special Requirements: If tenant improvement work is being proposed, submit architectural drawing to Fire Prevention Engineering Building Plan Check office for approval. They can be reach at 323-890-4125 for additional information.

Fire Protection facilities; including access must be provided prior to and during construction. Should any questions arise regarding this matter, please feel free to call our office @ (323) 890-4243.

Inspector: Juan C. Padilla

Co.CUP 04/04

Land Development Unit – Fire Prevention Division – (323) 890-4243, Fax (323) 890-9783

RPC MEETING DATE September 7, 2005
AGENDA ITEM NO. 7

## REGIONAL PLANNING COMMISSION TRANSMITTAL CHECKLIST

PROJECT NO: R2004-01160

CASE NOS. Conditional Use Permit RCUP 2005-00035-(5)

Zone Change RZC 200400006

CONTACT PERSON: Kim Szalay

- ☒ FACTUAL
- ☒ TBG MAP
- ☒ STAFF REPORT
- ☒ DRAFT CONDITIONS AND AGENCY CONDITIONS AND COMMENTS
- ☒ BURDEN OF PROOF STATEMENTS
- ☒ ENVIRONMENTAL DOCUMENTATION
- ☒ CORRESPONDENCE
- ☒ SITE PLANS
- ☒ LAND USE RADIUS MAP
- ☒ AERIAL

Reviewed By: Russell J. Trucana



Los Angeles County Department of Regional Planning  
320 West Temple Street, Los Angeles, California 90012  
Telephone (213) 974-6443

**PROJECT NO. R2004-01160**  
**CONDITIONAL USE PERMIT NO. RCUP 200500035**  
**ZONE CHANGE NO. RZC 200400006**

RPC CONSENT DATE

CONTINUE TO

AGENDA ITEM

7

PUBLIC HEARING DATE

September 7, 2005

**APPLICANT**

Arthur Yazichyan

**OWNER**

Arthur Yazichyan

**REPRESENTATIVE**

Tony Palazzola

**REQUEST**

Conditional Use Permit: To authorize the use of an existing retail structure for reconstruction, operation, and maintenance of an auto stereo, alarm, and accessory sales and installation facility.

Zone Change: To authorize a change in zoning from the CH (Commercial Highway) zone to the C-2-DP (Neighborhood Business-Development Program) zone.

**LOCATION/ADDRESS**

50 North Rosemead Blvd.

**ZONED DISTRICT**

East Pasadena

**ACCESS**

Between East Corte Calle and East Walnut Street

**COMMUNITY**

Pasadena

**EXISTING ZONING**

CH (Commercial Highway)

**SIZE**

.06 Acre

**EXISTING LAND USE**

Vacant former retail building

**SHAPE**

Rectangular

**TOPOGRAPHY**

Flat

**SURROUNDING LAND USES & ZONING**

North: Triplex apts.; R-3 (Limited Multiple Residence)

East: Single-Family Residence; R-2 (Two-Family Residence)

South: Restaurant; C-2 (Neighborhood Business)

West: Electronics Store; M-1.5 (Restricted Heavy Manufacturing)

**GENERAL PLAN**

**DESIGNATION**

**MAXIMUM DENSITY**

**CONSISTENCY**

Countywide General Plan

C (Major Commercial)

\_\_\_\_\_

See Staff Analysis

**ENVIRONMENTAL STATUS**

Negative Declaration

**DESCRIPTION OF SITE PLAN**

The site plan depicts a 5,406 square-foot lot with one existing building (1,624 s.f.), seven parking spaces including one van accessible handicapped space, landscaping (1,035 s.f.), and access from Buff Avenue. Parking backs out onto Buff Avenue. The building use is for sales and installation of audio stereos, alarms, and accessories and includes two audio installation stalls, display and sales room, and office space.

**KEY ISSUES**

- Consistency with the Countywide General Plan
- Satisfaction of Section 22.56.040, Title 22 of the Los Angeles County Code conditional use permit burden of proof requirements
- Satisfaction of Section 22.16.110, Title 22 of the Los Angeles County Code zone change burden of proof requirements.
- Compliance with the East Pasadena-East San Gabriel Community Standards District development standards

**TO BE COMPLETED ONLY ON CASES TO BE HEARD BY THE BOARD OF SUPERVISORS**

**STAFF CONTACT PERSON**

RPC HEARING DATE(S)

RPC ACTION DATE

RPC RECOMMENDATION

MEMBERS VOTING AYE

MEMBERS VOTING NO

MEMBERS ABSTAINING

MEMBERS ABSENT

STAFF RECOMMENDATION (PRIOR TO HEARING)

SPEAKERS\*

(O)

(F)

PETITIONS

(O)

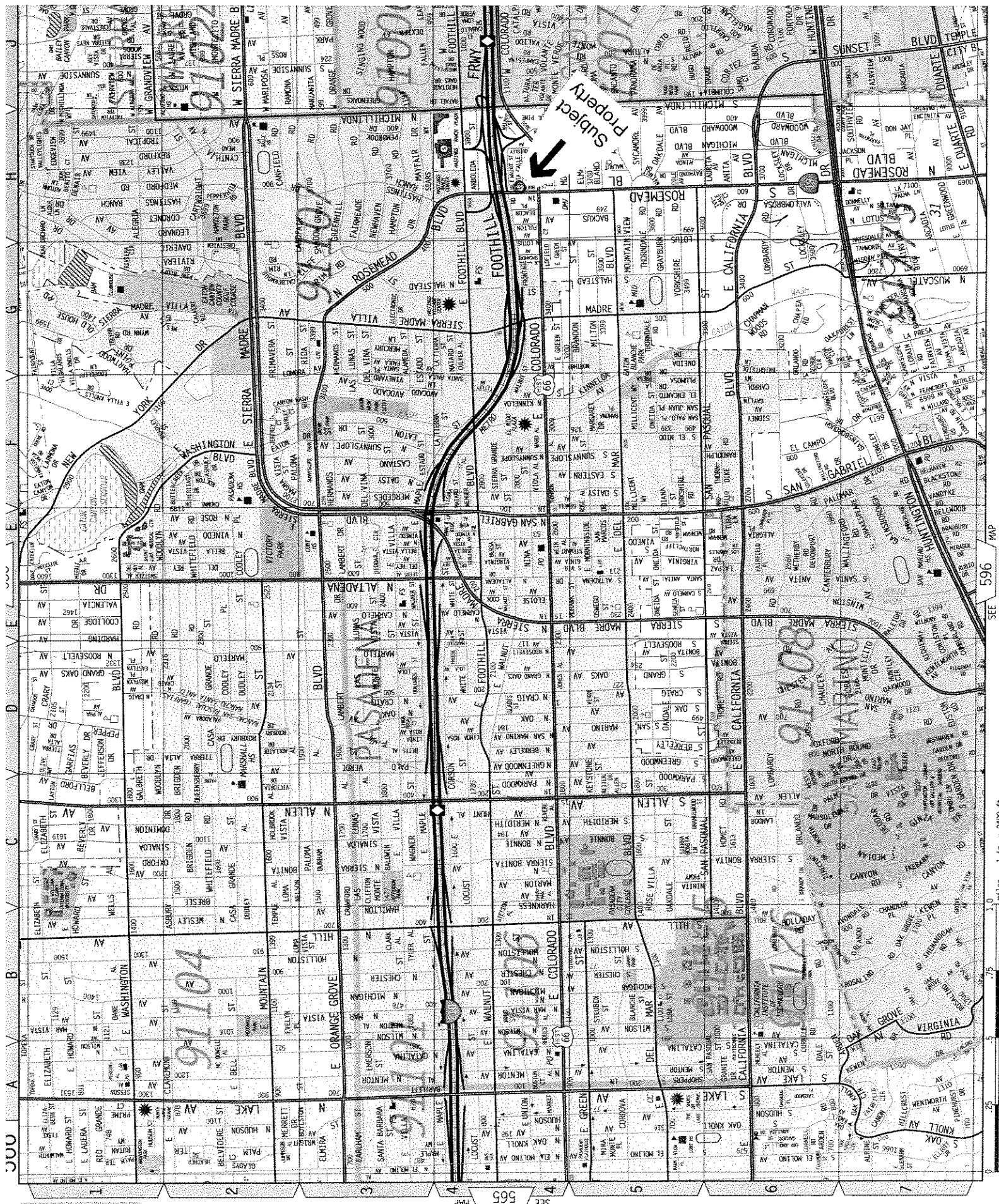
(F)

LETTERS

(O)

(F)

\*(O) = Opponents (F) = In Favor



## **STAFF ANALYSIS**

### **PROJECT NUMBER**

**R2004-01160-(5)**

### **CASE NUMBERS**

**Conditional Use Permit Case Number RCUP 200500035**

**Zone Change Case Number RZC 200400006**

### **OVERVIEW OF PROPOSED PROJECT**

The applicant, Arthur Yazichyan, is requesting a change of zoning from CH (Commercial Highway) to C-2-DP (Neighborhood Business-Development Program) and a Conditional Use Permit to authorize the reconstruction of an existing structure to operate and maintain an auto stereo and alarm sales and installation service facility. The subject project is located on a 5,406 square-foot lot within unincorporated Los Angeles County adjacent to the cities of Pasadena and Arcadia.

### **DESCRIPTION OF SUBJECT PROPERTY**

#### **Location**

The subject property is located on 50 North Rosemead Boulevard between East Corte Calle and East Walnut Street south east of the City of Pasadena and west of the City of Arcadia in the East Pasadena Zoned District. For the specific location of the proposed facility, please see the attached vicinity map.

#### **Physical Features (topography, vegetation)**

The property is flat and slightly above the Rosemead Boulevard grade. No landscaping is present on the site. The site is fully paved.

### **PROJECT SERVICES AVAILABLE**

Access to the site is from North Buff Avenue using paved access/parking.

### **ENTITLEMENT REQUESTED**

The applicant requests a change in zoning from the CH (Commercial Highway) zone to the C-2-DP (Neighborhood Business-Development Program) zone and a Conditional Use Permit to authorize the use of an existing structure for reconstruction, operation, and maintenance of an auto stereo, alarm, and accessory sales and installation facility in the proposed C-2-DP zone.

### **EXISTING ZONING**

#### **Subject Property**

The subject property is zoned CH.

#### **Surrounding Properties**

Zoning surrounding the subject property consists of the following:



North: R-3 (Limited Multiple Residence)

East: R-2 (Two-Family Residence)

South: C-2 (Neighborhood Business)

West: M-1.5 (Restricted Heavy Manufacturing)

### **EXISTING LAND USES**

#### **Subject Property**

The subject property is currently used as a non-operating water distribution facility. Land uses surrounding the subject property are as follows:

North: Triplex residences.

South: Restaurant

East: Single-Family Residence

West: Electronics Store

### **PREVIOUS CASES/ZONING HISTORY**

In January, 1998, Plot Plan No. 45363 was approved for the addition of signage to the previous hair salon retail use.

### **LOS ANGELES COUNTYWIDE GENERAL PLAN**

The subject property is designated "C" (Major Commercial) in the Countywide General Plan: "Typical use patterns include central business districts, regional office complexes, major shopping malls and centers, major commercial recreation facilities and a range of mixed commercial retail and service activities. Community and neighborhood-serving commercial uses generally are not shown, and can be appropriately established at locations which conveniently serve local market areas." (Los Angeles Countywide General Plan, P III-23) The following general guidelines for development found on pages III-34 through III-37 of the General Plan apply to local commercial and industrial services which would be permitted on the site:

Local commercial and industrial services are defined in the General Plan as follows:

"For purposes of the countywide Land Use Element, local commercial and industrial uses are defined as individual enterprises, or small scale multi-use centers, serving the needs of the local community. Such uses include:

1. Facilities providing neighborhood or community convenience goods and services;

2. Highway or roadside facilities and services of a minor nature (i.e., gas stations, cafes, motels, etc.);
3. Local community/neighborhood-serving office and professional services; and
4. Light industrial uses of a minor nature, as defined by the scale of the facility, number of employees, service area, and general compatibility within the community setting (it is not the intent of countywide land use policy to prohibit the establishment or continued operation of local "cottage industry" uses where compatible with surrounding land use patterns)."

Comment: The proposed use is consistent with definition nos. 1 and 2 above.

Guidelines listed in the General Plan applicable to local commercial and industrial services (hereinafter "local services") are listed below:

### **Location**

1. "The proposed use should be easily accessible and should be situated at community focal points such as major intersections and established neighborhood shopping facilities.

Comment: The use proposed is located adjacent to a freeway onramp on a major thoroughfare near a residential community. This location is convenient for users.

2. "The proposed use should be located so as not to invade or disrupt sound existing residential neighborhoods nor conflict with established community land use, parking and circulation patterns."

Comment: The site plan depicts service bay entrance away from residences to the east. These residences are proposed to remain in the residential plan designation in the General Plan Update. The triplex residences located adjacent to the north are in an area designated in the current General Plan and General Plan Update as Major Commercial. These residences are in the R-3 (Limited Multiple Residence) zone which is not consistent with the Plan designation. Subsequent to Department of Health Services consultation regarding potential noise impacts, staff recommends that a five-foot masonry wall be extended to eight feet in height so as to provide a sound buffer for the existing adjacent residences to the north of the site. The applicant has agreed to provide narrow screening trees to minimize visual impacts of the wall.

### **Scale**

1. "The scale of local service uses, in terms of acreage and permitted floor area, should be limited to that which can be justified by local community and neighborhood needs. In most instances, such uses, individually or in aggregate, should not exceed 10 acres in size."

Comment: The use proposed is contained in a building 1,624 square feet in area. The use is consistent with scale guidelines.

2. The height of proposed facilities should not exceed the general profile established by existing uses, and should in no event exceed that of neighboring residential development.

Comment: The height of the proposed facility is one story and meets the general profile of existing commercial uses and that of neighboring residential development.

3. The overall scale and intensity of proposed local service uses should be in keeping with the surrounding neighborhood or community setting.

Comment: The proposed use is an appropriate scale for a community-serving commercial use.

### **Design**

1. Local service uses should be designed, in terms of setbacks, landscaping, lighting and buffering, so as to ensure compatibility with surrounding uses.

Comment: The proposed use meets all zoning requirements.

2. Proposed local service uses should reflect locally recognized architectural themes and enhance overall community character.

Comment: The architectural renderings depict a design compatible with the overall character of the community.

3. Local commercial signs and graphic displays should generally be confined to the façade surface of the business establishment, and should not project above the roofline or disrupt the architectural design of the structure.

Comment: Signage plans have not been submitted. Any signage shall comply with Los Angeles County Zoning Code requirements.

4. Free-standing signs should generally be discouraged, and permitted only where they are determined to be aesthetically and functionally appropriate.

Comment: Freestanding signs are not proposed by the applicant.

5. Off-site signs should be prohibited.

Comment: Off-site signs are not proposed by the applicant.

### **Access and Traffic**

1. The size and intensity of local service uses should be confined to the extent that anticipated traffic generation does not adversely affect conditions on adjacent streets and highways.

Comment: The project proposes access and parking from the side street Buff Avenue. The project does not interfere with traffic on Rosemead Boulevard or traffic using the adjacent freeway onramp.

2. Access, egress and onsite parking should be provided in a manner which maximizes safety and convenience, and minimizes adverse impacts on surrounding neighborhood and community land use patterns.

Comment: Adequate parking has been provided on site.

### **SITE PLAN**

#### **Overview**

The site plan depicts a 5,406 square-foot lot with one existing building (1,624 s.f.), seven parking spaces including one van accessible handicapped space, landscaping (1,035 s.f.), and access from Buff Avenue. Parking backs out onto Buff Avenue. The building use is for sales and installation of audio stereos and includes two audio installation stalls, display and sales room, and office space.

### **Compliance with Applicable Development Standards**

#### **East Pasadena-San Gabriel Community Standards District (CSD)**

Section 22.44.135 of the County Code lists the development standards for properties within the boundaries of the East Pasadena-San Gabriel CSD, as follows (only applicable standards are listed):

#### **Section 22.44.135.C Community-Wide Development Standards:**

1. Prohibited signs are as follows:
  - a. Outdoor advertising signs;
  - b. Freestanding signs that exceed 30 feet in height, or are located within 100 feet of a residential use or zone, or extend into the public right-of-way;
  - c. Roof signs;
  - d. Flashing, animated, audible, rotating and/or moving signs;
  - e. Business signs that project or extend more than 18 inches from the building face.

Comment: Signage plans have not been submitted at this time; however, if approved, signage plans conforming to this standard and the standards in Chapter 22.52, Part 10 of the County Code will be required.

Section 22.44.135.D lists zone-specific standards. Applicable standards for the proposed C-2-DP zone are listed below:

Section 22.44.135.D.3.a: "The maximum height of all structures, except chimneys and rooftop antennas, shall be 35 feet."

Comment: The existing structure is one story and less than 35 feet in height. The project complies with height standards.

Section 22.44.135.D.3.b: "The maximum floor area shall be 100 percent of the net lot area. Floor area shall include all enclosed buildings."

Comment: A total of 1,624 square feet of floor area exists, which does not exceed the net lot area of 5,406 square feet.

Section 22.44.135.D.3.c: "The maximum lot coverage shall be 75 percent of the net lot area. Lot coverage shall include all enclosed buildings."

Comment: The area of the lot proposed to be covered by structures is 1,624 square feet which does not exceed the 4,054 square-foot lot coverage limitation.

Section 22.44.135.D.3.d: "For structures that exceed 17 feet in height and are located on a lot or parcel of land adjacent to a residential zone, the maximum height of the structure at five feet from the property line adjacent to the residential zone shall be 10 feet and any portion of the structure that exceeds 10 feet in height shall be set back an additional foot for every additional foot in height."

Comment: As the building proposed is 14 feet in height and is to be located approximately 40 feet from the adjacent residential zone and residential uses, this standard does not apply.

Section 22.44.135.D.3.e: "Exterior lighting shall be of top-shielded or hooded design intended to direct light away from adjacent parcels and prevent off-site illumination. Street lighting shall be consistent with the neighborhood pattern except where the department of public works determines that a different street lighting configuration is required for the protection of public health and safety."

Comment: Lighting will be required to comply with this requirement.

C-2-DP Zone (proposed zoning)

According to Section 22.28.130 of the County Code, automobile supply stores, and including incidental installation of parts subject to the provisions of subsection B of Section 22.28.090, are permitted uses in the C-2 zone. The proposed -DP (Development Program) designation requires a conditional use permit.

Section 22.28.090.B of the County Code requires that premises in the subject zone may be used for automobile repair and parts installation incidental to the sale of new automobiles, automobile service stations and automobile supply stores, provided:

1. That such automobile repair activities do not include body and fender work, painting, major engine overhaul, or transmission repair.

Comment: The project does not propose these uses.

2. That all repair and installation activities are conducted within an enclosed building only.

Comment: The project proposes auto stereo and alarm systems to be installed in an enclosed garage.

3. That a masonry wall is established and maintained along an abutting boundary with property in a residential or agricultural zone as if the area were developed for parking pursuant to Section 22.52.1060.

Comment: The site plan depicts an existing concrete masonry wall, five feet in height. Staff recommends extending the wall to eight feet in height, subject to Director's Review, as a sound buffer for adjacent residences. A Department of Health Services, representative from the Environmental Hygiene (Noise) section concurred that an eight-foot masonry wall will provide greater sound buffering than the existing five-foot wall given the parameters of the subject site. Staff also recommends the planting of narrow trees at the wall to further buffer visual impacts.

4. That landscaping comprises an area of not less than two percent of the gross area developed for the primary use.

Comment: The project provides landscaping of approximately 15% of net site area. The project complies with landscaping requirements.

5. That all required parking spaces are clearly marked with paint or other easily distinguishable material.

Comment: The site plan depicts marked parking spaces and complies with parking requirements.

6. That all repair or installation activities are confined to the hours between 7:00 a.m. and 9:00 p.m. daily.

Comment: The applicant proposes operating hours from 8:00 a.m. to 6:00 p.m. Monday through Sunday. The project complies with the standards for hours of operation.

7. That no automobile awaiting repair or installation service shall be parked or stored for a period exceeding 24 hours except within an enclosed building.

Comment: The operator of the proposed facility shall comply with auto storage requirements.

According to Section 22.28.170 of the County Code, premises in Zone C-2 shall be subject to the following development standards:

Section 22.28.170.A: "That not to exceed 90 percent of the net area be occupied by buildings with a minimum of 10 percent of the net area landscaped with a lawn, shrubbery, flowers and/or trees, which shall be continuously maintained in good condition. Incidental walkways, if needed, may be developed in the landscaped area."

Comment: Lot coverage requirements of the zone are superceded by lot coverage requirements of the East Pasadena-San Gabriel Community Standards District. Landscaping requirements of the zone are superceded by the requirements of the specific auto supply and incidental installation use cited above. The site plan depicts the 5,406 square-foot site with landscaping and open space of 828 square feet, or approximately 15% of the site. The project complies with landscaping requirements.

Section 22.28.170.B: "That there be parking facilities as required by Part 11 of Chapter 22.52."

According to Section 22.52.1100 of the County Code, parking for commercial uses is required at a ratio of 1 space per 250 square feet of floor area. For less than forty required parking spaces, Section 22.52.1070 requires one space to be handicapped van accessible.

Comment: The project requires seven parking spaces, one of which shall be handicapped and van accessible. The project provides seven spaces, one of which is handicapped van accessible. The project complies with parking requirements.

Section 22.28.170.D: "Except for parking lots and other uses not requested in this application, all display in Zone C-2 shall be located entirely within an enclosed building unless otherwise authorized by a temporary use permit."

Comment: Outdoor display is not proposed.

Section 22.28.170.E: "No outside storage shall be permitted in Zone C-2."

Comment: Outdoor storage is not proposed and shall not be permitted.

**BURDEN OF PROOF**

**Conditional Use Permit Burden of Proof per Code**

According to Section 22.56.040 of the Los Angeles County Code, in addition to the information required in the permit application, the applicant shall substantiate to the satisfaction of the Commission, the following facts:

1. That the requested use at the location proposed will not:
  - A. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area;
  - B. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site; or
  - C. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.
2. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.
3. That the proposed site is adequately served:
  - A. By highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate; and
  - B. By other public or private service facilities as are required.

Comment: Staff is of the opinion that the burden of proof for a conditional use permit has been met, subject to compliance with the proposed conditions of approval.

**Zone Change Burden of Proof per Code**

According to Section 22.16.110 of the Los Angeles County Code, in addition to the information required by Section 22.16.100, the applicant shall substantiate to the satisfaction of the commission the burden of proof for a zone change as follows:

Section 22.16.110.A: "That modified conditions warrant a revision in the zoning plan as it pertains to the area or district under consideration."

Comment: The proposed rezoning of the subject property to C-2-DP will permit the operation and maintenance of an auto stereo and alarm sales and installation facility serving the surrounding community from a convenient location. The Development Program provision will insure appropriate future uses as the ( )-DP designation requires a conditional use permit for any and all future proposed changes in use.



Section 22.16.110.B: "That a need for the proposed zone classification exists within such area or district."

Comment: The C-2-DP zone will enable the existing vacant structure to be put to a use serving the local community.

Section 22.16.110.C: "That the particular property under consideration is a proper location for said zone classification within such area or district."

Comment: The subject property is of sufficient size and design to facilitate the proposed uses and is consistent with the existing Major Commercial General Plan designation for the area. The project is compatible with surrounding commercial and residential development and is in a convenient location near the major arterial Rosemead Boulevard and Interstate Freeway 210.

Section 22.16.110.D: "That placement of the proposed zone at such location will be in the interest of public health, safety and general welfare, and in conformity with good zoning practice."

Comment: The proposed zone change will enable the proposed use with no significant environmental impacts. The removal of blight will benefit the community through the reuse of the site and through the provision of landscaping and buffering residences to the east and north of the site.

Staff is of the opinion that the burden of proof for a zone change has been met by the applicant's proposal.

#### **Applicant's Burden of Proof Responses**

Applicant's responses attached.

#### **ENVIRONMENTAL DOCUMENTATION**

The Department of Regional Planning has determined that a Categorical Exemption is the appropriate environmental documentation under California Environmental Quality Act (CEQA) reporting requirements. The project qualifies for a De Minimus Finding of Impact and is exempt from Fish and Game fees.

#### **COUNTY AGENCY COMMENTS AND RECOMMENDATIONS**

In its letter dated June 15, 2005, The County of Los Angeles Fire Department commented on requirements for standard fire flow and access.

The Department of Public Works indicated in its letter dated June 7, 2005, that certain public improvements be made for street lighting, handicapped sidewalk access and sidewalk, curb and gutter repairs to the satisfaction of said Department.

In a phone conversation August 18, 2005 with a representative of the Department of Health Services, Environmental Hygiene Division (Noise); Department of Health Services staff concurred that an eight-foot masonry wall will provide a better sound buffer than the existing five-foot wall given the parameters of the existing site and proposed project.

#### **LEGAL NOTIFICATION/COMMUNITY OUTREACH**

Hearing notices were mailed to the applicant and to 239 neighbors within a 1,000-foot radius of the project site on August 3, 2005. Required case materials were mailed to the Sierra Madre Library on August 3, 2005. Newspaper advertisements were published in LA Opinion and Pasadena Star News on August 3, 2005. According to the applicant, hearing notices were posted at the site on August 9, 2005.

#### **PUBLIC COMMENTS AND APPLICANT RESPONSE**

##### **Public Comments**

Staff has received one comment from the public at the time of this report. A neighbor expressed concerns regarding potential loud car stereos and speeding drivers related to the proposed project and impacting the neighborhood.

#### **STAFF EVALUATION**

The proposed zone change and use are consistent with the Los Angeles Countywide General Plan; the proposed zone change enables a use meeting existing community needs for auto stereo and alarm sales and installation, with no adverse environmental impacts. The project also meets applicable East Pasadena-San Gabriel Community Standards District development standards, auto supply and installation code requirements, C-2 zone standards, and general development standards. The conditions of approval require compliance with the County Noise Ordinance, and in the event of community complaints pertaining to the proposed project, a process is provided to address substantial complaints.

In the event the project is approved, staff recommends a 10-year term for the requested Conditional Use Permit due to the changing needs of the surrounding community.

#### **FEES/DEPOSITS**

If approved as recommended by staff, the following fees will apply:

Document processing fee of \$25 related to posting the Notice of Determination with the County Clerk are required.

Cost recovery deposit of \$750.00 is required to cover the costs of the five recommended zoning enforcement inspections, one every other year for the term of this grant. Additional funds would be required if violations are found on the property.

The fees will be requested within fifteen (15) calendar days of the final approval of this grant.

**STAFF RECOMMENDATION**

**Approval**

The following recommendation is made prior to the public hearing and is subject to change based upon testimony and/or documentary evidence presented at the public hearing. If the Commission finds the request satisfies the conditional use permit and zone change burden of proof requirements, then staff recommends **APPROVAL** of Conditional Use Permit No. RCUP200500035 and **RECOMMENDS ADOPTION** of Zone Change No. RZC200500006 subject to the attached draft conditions.

**SUGGESTED APPROVAL MOTION**

"I MOVE THAT THE PUBLIC HEARING BE CLOSED AND THAT THE REGIONAL PLANNING COMMISSION INDICATES ITS INTENT TO APPROVE CONDITIONAL USE PERMIT RCUP200500035 AND RECOMMEND ADOPTION OF ZONE CHANGE RZC200500006 AND INSTRUCT STAFF TO PREPARE THE FINAL ENVIRONMENTAL DOCUMENTATION AND FINDINGS, CONDITIONS, AND RESOLUTION FOR APPROVAL."

Prepared by Kim Szalay, MPL, Regional Planning Assistant II  
Reviewed by Russell J. Fricano, Ph.D., AICP, Supervising Regional Planner

Attachments:

Factual  
Copy of Thomas Brothers Map  
Draft Conditions of Approval and Other Department Conditions and Comments  
Burden of Proof  
Environmental Documentation  
Site Plan  
Land Use Map  
Aerial Maps  
Other Site Photos

RJF:KKS  
8/31/05

**PROJECT NO. R2004-01160**  
**CONDITIONAL USE PERMIT CASE NO. RCUP 200500035**  
**DRAFT CONDITIONS**

1. This grant authorizes a Conditional Use Permit for the renovation of an existing building for the operation and maintenance of a one-story auto stereo and alarm sales and installation facility as depicted on the approved Exhibit "A" subject to the all of the following conditions of approval.
2. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation, or other entity making use of this grant.
3. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Department of Regional Planning their affidavit stating that they are aware of, and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 8, and until all required monies have been paid pursuant to Condition Nos. 10 and 11.
4. The permittee shall defend, indemnify and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009. The County shall notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense.
5. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing pay the Department of Regional Planning an initial deposit of \$5,000, from which actual costs shall be billed and deducted for the purpose of defraying the expenses involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to permittee or permittee's counsel. The permittee shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:
  - a. If during the litigation process, actual costs incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.
  - b. At the sole discretion of the permittee, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

The cost for collection and duplication of records and other related documents will be paid by the permittee in accordance with Los Angeles County Code Section 2.170.010.

6. This grant will expire unless used within two years from the date of approval. A one year time extension may be requested, in writing and with the appropriate fee, six months before the expiration date.
7. If any provision of this grant is held or declared to be invalid, the permit shall be void and the privileges granted hereunder shall lapse.
8. Prior to the use of this grant, the property owner or permittee shall record the terms and conditions of the grant in the office of the County Recorder. In addition, upon any transfer or lease of the subject property during the term of this grant, the property owner shall promptly provide a copy of the grant and its terms and conditions to the transferee or lessee of the subject property. Upon recordation, an official copy of the recorded conditions shall be provided to the Director.
9. This grant shall terminate on \_\_\_\_\_, **2015** unless renewed by the Director for an additional period, not to exceed ten (10) years, upon the permittee's request made in accordance with the procedures set forth in Part 12 of Chapter 22.56 of the County Code. Upon termination of this grant, entitlement to the use of the property shall be subject to the regulations then in effect. If the permittee intends to continue operations after such date, a new Conditional Use Permit application shall be filed with the Department of Regional Planning at least six months prior to the termination of this permit, whether or not any modification of the use is requested at that time.
10. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. The permittee shall deposit with the County of Los Angeles the sum of **\$750.00**. The monies shall be placed in a performance fund, which shall be used exclusively to compensate the Department of Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The fund provides for **five (5) inspections every other year for ten (10) years**. The inspections shall be unannounced.

If any inspection discloses that the subject property is being used in violation of any conditions of this grant, the permittee shall be financially responsible and shall reimburse the Department of Regional Planning for all additional enforcement efforts necessary to bring the subject property into compliance. Inspections shall be made to ensure compliance with the conditions of this grant as well as adherence to development in accordance with the site plan on file. The amount charged for additional inspections shall be \$150.00 per inspection, or the current recovery cost, whichever is greater.

**PROJECT NO. R2004-01160**  
**CONDITIONAL USE PERMIT CASE NO. RCUP 200500035**  
**DRAFT CONDITIONS**

**Page 3 of 6**

11. Permittee shall remit a \$25 document handling fee payable to the County of Los Angeles related to filing and posting of a Notice of Determination with the County Clerk in compliance with Section 21152 of the Public Resources Code. The fees will be required within five (5) business days of the final approval date of the permit.
12. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission or a hearing officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or hearing officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance. In the event that the county deems it necessary to initiate such proceedings pursuant to Part 13 of Chapter 22.56 of the County Code, the applicant shall compensate the county for all costs incurred in such proceedings.
13. All requirements of the Zoning Ordinance and of the specific zoning of the subject property must be complied with unless specifically modified by this grant, as set forth in these conditions or shown on the approved plans.
14. Upon approval of this grant, the permittee shall contact the Fire Prevention Bureau of the Los Angeles County Forester and Fire Warden to determine what facilities may be necessary to protect the property from fire hazard. Any necessary facilities shall be provided as may be required by said Department.
15. The subject property shall be developed and maintained in compliance with requirements of the County of Los Angeles Department of Health Services. Adequate water and sewage facilities shall be provided to the satisfaction of said department. Sound levels shall be maintained at levels in compliance with the County Noise Ordinance and to the satisfaction of the Department of Health Services, Environmental Hygiene Division.
16. All structures shall comply with the requirements of the Department of Public Works, Building and Safety Division.
17. Permittee shall comply with all County of Los Angeles Department of Public Works requirements specified in its letter dated June 7, 2005, except as otherwise required by said Department.
18. Permittee shall comply with all County of Los Angeles Fire Department requirements specified in its letter dated June 15, 2005, except as otherwise required by said Department.

19. All structures, walls, and fences open to public view shall remain free of extraneous markings, drawings, or signage. These shall include any of the above that do not provide pertinent information about said premises. In the event such extraneous markings occur, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces. The only exceptions shall be seasonal decorations.
20. Within sixty (60) days of the approval date of this grant, the permittee shall submit to the Director of Planning for approval three copies of revised plans, similar to Exhibit "A", as presented at the public hearing and showing the following: 1) sign locations, 2) landscaping table which lists the overall site area, parking lot area, and total landscaped area. In the event that subsequent revised plans are submitted, the permittee shall submit three copies of the proposed plans for approval to the Director of Planning. All revised plot plans must be accompanied by the written authorization of the property owner.
21. Permittee shall maintain all landscaping in a neat, clean and healthy condition, including proper pruning, weeding, removal of litter, fertilizing and replacement of plants when necessary. Watering facilities shall consist of a permanent water-efficient irrigation system, such as "bubblers" or drip irrigation, for irrigation of all landscaped areas except where there is turf or other ground cover.
22. Permittee shall provide adequate lighting within all parking lot areas. Outdoor lighting shall be designed so as to direct light and glare only onto the facility premises. Said lighting and glare shall be deflected, shaded and focused away from all adjoining properties. Outdoor lighting shall not exceed an intensity of one foot-candle of light throughout the facility. Sensor lighting shall be used later than 10 p.m. nightly.
23. This grant allows for the renovation of an existing structure for the operation and maintenance of an auto stereo and alarm sales and installation facility to be developed in accordance with the approved Exhibit "A", and subject to the additional following conditions:
  - a. Permittee will maintain a minimum of seven on-site automobile parking spaces including one handicapped van accessible parking space;

- b. An existing masonry wall five feet in height, located at the northerly boundary of the site, shall be extended to eight feet in height using masonry construction compatible with the existing wall and subject to review and approval by the Director of Planning and Department of Health Services to mitigate noise related impacts;
- c. Screening trees shall be planted along the wall located at the northerly boundary of the site to minimize visual impacts to adjacent properties, subject to review and approval by the Director of Planning;
- d. All sound-producing and view-impacting outdoor equipment such as air-conditioners and other roof or ground-mounted operating equipment, shall be screened to minimize noise and viewshed impacts to adjacent properties;
- e. Testing of stereo and alarm systems installed or repaired on the premises and of a volume exceeding County ambient noise standards, shall be done only within the confines of the enclosed garage with the garage door closed;
- f. All construction contracts entered into by the permittee shall contain a provision for mandatory 50% recycling of construction waste;
- g. Design and construction of the subject facility shall be compatible with the existing adjacent commercial uses subject to review and approval by the Director of Planning;
- h. The permittee shall maintain the property in a neat and orderly fashion and maintain free of litter all areas on the premises under which the permittee has control;
- i. Outside display and storage of material on the property is prohibited;
- j. Permittee shall not store or use hazardous materials on the subject property;
- k. Premises in the subject zone may be used for automobile stereo and alarm installation incidental to the sale of said items in the automobile supply store, provided:
  - i. That such automobile repair activities do not include body and fender work, painting, major engine overhaul, or transmission repair;



**PROJECT NO. R2004-01160**  
**CONDITIONAL USE PERMIT CASE NO. RCUP 200500035**  
**DRAFT CONDITIONS**

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- ii. That all repair and installation activities are conducted within an enclosed building only;
- iii. That a masonry wall is established and maintained along an abutting boundary with property in a residential or agricultural zone as if the area were developed for parking pursuant to Section 22.52.1060;
- iv. That landscaping comprise an area of not less than two percent of the gross area developed for the primary use;
- v. That all required parking spaces are clearly marked with paint or other easily distinguishable material;
- vi. That all repair or installation activities are confined to the hours between 7:00 a.m. and 9:00 p.m. daily;
- vii. That no automobile awaiting repair or installation service shall be parked or stored for a period exceeding 24 hours except within an enclosed building;
- l. In the event that the operation of any part of this facility should result in substantial complaints to the Department of Regional Planning the above described conditions may be modified if, after a duly noticed public hearing, such modification is deemed appropriate in order to eliminate or reduce said complaints; and
- m. Permittee shall maintain a current contact name, address, and phone number with the Department of Regional Planning at all times.

Attachments:  
Fire Department letter  
Public Works letter

RJF:KKS  
8/31/05



# COUNTY OF LOS ANGELES

## DEPARTMENT OF PUBLIC WORKS

*"To Enrich Lives Through Effective and Caring Service"*

900 SOUTH FREMONT AVENUE  
ALHAMBRA, CALIFORNIA 91803-1331  
Telephone: (626) 458-5100  
www.ladpw.org

DONALD L. WOLFE, Director

ADDRESS ALL CORRESPONDENCE TO:  
P.O. BOX 1460  
ALHAMBRA, CALIFORNIA 91802-1460

September 1, 2005

IN REPLY PLEASE  
REFER TO FILE: **LD-4**

TO: Russell Fricano  
Zoning Permits Section I  
Department of Regional Planning

FROM: Barry S. Witler  
Transportation Planning and Subdivision Review Section  
Land Development Division

### CONDITIONAL USE PERMIT NO. R2004-01160

We have reviewed the subject Permit in the Pasadena area in the vicinity of Rosemead Boulevard and Corta Calle (50 North Rosemead Boulevard). This Permit is to allow the conversion of an existing retail store to an auto supply store including accessory installation. This letter supersedes the June 7, 2005, letter to Russell Fricano of the Department of Regional Planning.

There are no right of way or improvement requirements recommended as a condition of approval for this permit.

CMG:ca

P:\LDPUB\TRANS\CUPS\CUPR2004-01160 SUPERCEDE AUTO SUPPLY STORE & INSTALLATION



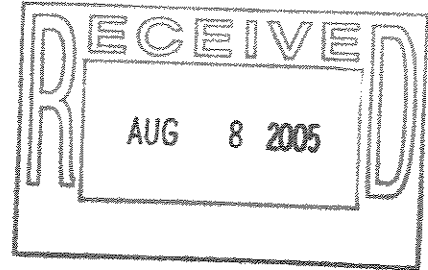
# COUNTY OF LOS ANGELES

## FIRE DEPARTMENT

1320 NORTH EASTERN AVENUE  
LOS ANGELES, CALIFORNIA 90063-3294  
(323) 890-4330

P. MICHAEL FREEMAN  
FIRE CHIEF  
FORESTER & FIRE WARDEN

August 3, 2005



Mr. Kim Szalay  
Department of Regional Planning  
320 West Temple Street  
Los Angeles, CA 90012

Dear Mr. Szalay:

**NEGATIVE DECLARATION, USE OF EXISTING BUILDING FOR SALES AND INSTALLATION OF AUDIO STEREOS, DISPLAY AND SALES ROOM, AND OFFICE SPACE PROJECT R2004-01160, RCUP 200500035, RZC 200400006, RENV 200400094, "CITY OF PASADENA" (FFER #200500092)**

The Negative Declaration has been reviewed by the Planning Division, Land Development Unit, and Forestry Division of the County of Los Angeles Fire Department. The following are their comments:

**PLANNING DIVISION:**

1. The Initial Study provides incorrect information regarding the closest fire station to the project. It is Station 5, located at 7225 North Rosemead Boulevard in the unincorporated East San Gabriel area. It has a 3-person engine company and is approximately 1.25 miles from the project site. The Initial Study Questionnaire identifies the closest fire station correctly.

**LAND DEVELOPMENT UNIT:**

1. The County of Los Angeles Fire Department, Land Development Unit appreciates the opportunity to comment on this project. This project, as proposed, will not have a significant impact requiring comment from the Land Development Unit at this time. Specific fire and life safety requirements for the construction phase will be addressed at the Building and Fire Safety plan check. There may be additional fire and life safety requirements during this time.

**SERVING THE UNINCORPORATED AREAS OF LOS ANGELES COUNTY AND THE CITIES OF:**

AGOURA HILLS	BRADBURY	CUDAHY	HAWTHORNE	LA MIRADA	MALIBU	POMONA	SIGNAL HILL
ARTESIA	CALABASAS	DIAMOND BAR	HIDDEN HILLS	LA PUENTE	MAYWOOD	RANCHO PALOS VERDES	SOUTH EL MONTE
AZUSA	CARSON	DUARTE	HUNTINGTON PARK	LAKEWOOD	NORWALK	ROLLING HILLS	SOUTH GATE
BALDWIN PARK	CERRITOS	EL MONTE	INDUSTRY	LANCASTER	PALMDALE	ROLLING HILLS ESTATES	TEMPLE CITY
BELL	CLAREMONT	GARDENA	INGLEWOOD	LAWNDALE	PALOS VERDES ESTATES	ROSEMEAD	WALNUT
BELL GARDENS	COMMERCE	GLENORA	IRVINDALE	LOMITA	PARAMOUNT	SAN DIMAS	WEST HOLLYWOOD
BELLFLOWER	COVINA	HAWAIIAN GARDENS	LA CANADA-FLINTRIDGE	LYNWOOD	PICO RIVERA	SANTA CLARITA	WESTLAKE VILLAGE
			LA HABRA				WHITTIER

Mr. Kim Szalay  
August 3, 2005  
Page 2

2. Should any questions arise regarding subdivision, water systems, or access, please contact the County of Los Angeles Fire Department, Land Development Unit's EIR Specialist at (323) 890-4243.

**FORESTRY DIVISION – OTHER ENVIRONMENTAL CONCERNS:**

1. The statutory responsibilities of the County of Los Angeles Fire Department, Forestry Division include erosion control, watershed management, rare and endangered species, vegetation, fuel modification for Very High Fire Hazard Severity Zones or Fire Zone 4, archeological and cultural resources, and the County Oak Tree Ordinance. The proposed project will not have significant environmental impacts in these areas.

If you have any additional questions, please contact this office at (323) 890-4330.

Very truly yours,



DAVID R. LEININGER, CHIEF, FORESTRY DIVISION  
PREVENTION SERVICES BUREAU

DRL:lc



**COUNTY OF LOS ANGELES**  
**FIRE DEPARTMENT**

5823 Rickenbacker Road  
Commerce, California 90040

R.P.  
Kim SZ9/ay

**DATE:** June 15, 2005

**TO:** Department of Regional Planning  
Permits and Variances

**PROJECT #:** R2004-01160

**LOCATION:** 50 N. Rosemead Blvd.

- ☐ The Fire Department has no additional requirements for this permit.
- ☒ The required fire flow for this development is **1500** gallons per minute for **2** hours. The water mains in the street, fronting this property must be capable of delivering this flow at 20 pounds per square inch residual pressure.
- ☒ Install    Public and/or    On-site and/or **1** Verify / Upgrade 6" X 4" X 2 1/2" fire hydrants, conforming to AWWA C503-75 or approved equal. All installations must meet Fire Department specifications. Fire hydrant systems must be installed in accordance with the Utility Manual of Ordinance 7834 and all installations must be inspected and flow tested prior to final approval.
- ☒ **Comments:** Submit a Fire Flow Availability Form, Form 196, to our office for approval prior to Public Hearing.
- ☒ **Location:** Test the existing public fire hydrant located on the Northeast corner of Buff Ave. and Corta Ave.
- ☒ **Access:** Access is approved as shown on site plan.
- ☒ **Special Requirements:** If tenant improvement work is being proposed, submit architectural drawing to Fire Prevention Engineering Building Plan Check office for approval. They can be reach at 323-890-4125 for additional information.

Fire Protection facilities; including access must be provided prior to and during construction. Should any questions arise regarding this matter, please feel free to call our office @ (323) 890-4243.

Inspector: Juan C. Padilla

Co.CUP 04/04

Land Development Unit – Fire Prevention Division – (323) 890-4243, Fax (323) 890-9783

**CONDITIONAL USE PERMIT CASE – BURDEN OF PROOF**

**SEC. 22.56.040**

In addition to the information required in the application, the applicant shall substantiate to the satisfaction of the Zoning Board and/or Commission, the following facts:

- A. That the requested use at the location proposed will not:
1. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, or
  2. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or
  3. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

See Attachment A - 50 North Rosemead Boulevard

Purpose of application and Conditional Use Permit Findings

- B. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.

See Attachment A - 50 North Rosemead Boulevard

Purpose of application and Conditional Use Permit Findings

- C. That the proposed site is adequately served:
1. By highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and
  2. By other public or private service facilities as are required

See Attachment A - 50 North Rosemead Boulevard

Purpose of application and Conditional Use Permit Findings

**Attachment A**  
**50 North Rosemead Boulevard**  
**Purpose of Application and Conditional Use Permit Findings**

**Background:** The existing commercial building on the property was constructed in 1969. The property on which the building was developed 107.00 feet wide by 100.00 feet deep. A 20.00-foot alley was located along the rear property line, and Walnut Street, the adjoining street to the north of the site, had vehicular connection to Rosemead Boulevard.

During the early 1970's, the route 210 Freeway was built. At that time, the property was acquired by the California Department of Transportation, CalTrans, and used for the development of the freeway. Rosemead Boulevard was widened with a flare to join the freeway. Grades were changed to create the Rosemead Boulevard underpass. Because of the grade change, the vehicular access to Walnut Street was terminated. The 20.00-foot wide alley was widened, taking 30.00 feet from the rear of the site, to form Buff Avenue so that more direct vehicular access could be maintained for the residents on Walnut Street. Consequently, the original 10,700 square foot property was shaved at the front and rear leaving the remaining 5,406 square foot portion on which the 1969 building remains.

While the property was acquired by CalTrans, the property was declared as surplus and sold for private ownership at the conclusion of the freeway construction. Although returned to private ownership, the building has never been occupied by a use that conforms to the land use limitations of the existing CH zoning district. Former occupancy of the building has been for retail use.

Although the property may have been connected to other properties with a CH zoning designation in the past. The current zoning designation includes only the one 5,406 square foot property. The adjoining commercial property to the south is in the C2 district. Like the subject site, this property is a stand-alone zoning district with a C3 district boundary at its southerly property line. The purpose of the application is to clean up the existing spot-zoned properties by joining them together in a common C2 district. The C2 district is the best possible district to consider because it is consistent with the existing general plan designation; it provides a uniform but reduced commercial zone for the properties north of Colorado Boulevard, and it eliminates the continuing nonconforming uses that have traditionally occupied the building on the subject property.

With the zone change, the proposed use of the property would be an auto supply store that would provide incidental installation. The property has recently been purchased by the operator of an auto stereo and alarm store. Consequently, the most likely use of the property under the C2 district would be for the sale and installation of auto stereo and alarm equipment. The Department of Regional Planning has requested that a conditional use permit also accompany the zone change request. The conditional use permit application is not required for the establishment of the proposed use under the C2 land use provisions of Chapter 22.28 of the Los Angeles County Code. However, for the review and establishment of the use with the proposed zone change, the application includes review of the proposed operation. This conditional use permit application is submitted under protest since the governing code regulations do not require the review.

For the conditional use permit, findings must be made in favor of the application. These findings can be made in favor of permitting the auto supply store on the property as follows:

Attachment A  
50 North Rosemead Boulevard  
Purpose of Application and Conditional Use Permit Findings  
Page 2

1. *That the proposed use will be consistent with the adopted general plan for the area. Where no general plan has been adopted, this subsection shall not apply.*

1. The general plan designation for the site is the same general plan designation as the other adjacent commercial properties. Although the commercial general plan designation is consistent the zoning districts vary and include CH, C2, C3 and M1. Of these districts, the only property that has the CH zoning is the subject property. The proposed use of the site for auto supply sales is a permitted use in any of the other commercial zoning districts in the vicinity. The proposed operation would comply with all of the C2 provisions for the use.

2. *That the requested use at the location proposed will not:*

- a. *Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, or*
- b. *Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or*
- c. *Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare; and*

The existing commercial building on the property was constructed in 1969. Although the property has been altered from the original site dimensions due to the freeway construction, the building has been occupied by uses that conform to the C2 district but are nonconforming in the CH district. The proposed conditional use permit brings the use of the building into conformance with zoning regulations while continuing operation of a use that is similar to the traditional uses that have occupied the property.

Although the site has some peculiar circumstances including parking that back onto Buff Avenue, these circumstances are existing and were established by CalTrans during the freeway construction. The proposed use is not creating any different circumstances that result in aggravating the existing conditions of the property.

3. *That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this title, or as is otherwise required in order to integrate said use with the uses in the surrounding area.*

The proposed use would operate in conformance with all of the applicable zoning regulations including specific regulations limiting auto supply stores with incidental installation as follows:

**Los Angeles County Code Section 22.28.090B** – Automobile repair and parts installation incidental to the sale of new automobiles, automobile service stations and automobile supply stores, provided:

1. That such automobile repair activities do not include body and fender work, painting, major engine overhaul, or transmission repair; and
2. That all repair and installation activities are conducted within an enclosed building only; and



**Attachment A**  
**50 North Rosemead Boulevard**  
**Purpose of Application and Conditional Use Permit Findings**  
**Page 3**

3. That a masonry wall is established and maintained along an abutting boundary with property in a residential or agricultural zone as if the area were developed for parking pursuant to Section 22.52.1060; and
  4. That landscaping comprises an area of not less than two percent of the gross area developed for the primary use; and
  5. That all required parking spaces are clearly marked with paint or other easily distinguishable material; and
  6. That all repair or installation activities are confined to the hours between 7:00 a.m. and 9:00 p.m. daily; and
  7. That no automobile awaiting repair or installation service shall be parked or stored for a period exceeding 24 hours except within an enclosed building.
4. *That the proposed site is adequately served:*
- a. *By highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and*
  - b. *By other public or private service facilities as are required.*

The proposed use of the site will operate under the same conditions as former uses of the property. Trip generation for the proposed use will not be greater than the trip generation of former users of the property. Site access is provided on Buff Avenue. This street has a width of fifty feet and provides vehicular access to thirteen single-family homes. Traffic on this street segment well below its capacity. The operation of the proposed use would not increase levels of service on any intersection in the vicinity.

The property is adequately served with all utilities. Although on-site utility improvements may occur, occupancy of the site for the proposed use will not require any changes in water or sewer laterals, electrical connections to power main lines, cable, telephone, gas or other utility improvements in public rights-of-way.

ZONE CHANGE – BURDEN OF PROOF

SECTION 22.16.110

In addition to the information required in the application, the applicant shall substantiate to the satisfaction of the Commission the following facts. Answers must be made complete and full:

- A. Modified conditions warrant a revision in the zoning plan as it pertains to the area or district under consideration because:

Change existing zone for a single lot with an area of 5,406 square feet from CH to C2. The existing single lot is a remnant piece of the CH zoning district. The property to the north is R3. Properties to the east are zoned R2 and R1. Properties to the south is zoned C2 and C3. Properties to the west are zoned M1½. Consequently, the existing condition leaves the individual parcel with an area of 5,406 square feet as a "spot zone" on the zoning map. The proposed zone change corrects the existing condition by allowing the existing commercial site to be joined to the existing C2 zoning district to the south.

- B. A need for the proposed classification exists within such area or district because:  
The proposed C2 zone would allowed continued use of the site for limited commercial purposes while joining the zoning designation with the adjoining district to the south.

- C. The particular property under consideration is a proper location for said zone classification within such area of district because:  
The site has been developed and used for commercial purposes since 1969.

- D. Placement of the proposed zone at such location will be in the interest of public health, safety and general welfare, and in conformity with good zoning practice because:  
The existing use is consistent with the C2 land use classifications, and the CH zone has the 5,406 square foot property isolated from any adjoining zoning district in the vicinity.

(\*\*\*NOTE: Use additional sheets as necessary\*\*\*)

**PROJECT NUMBER:** R2004-01160  
**CASES:** RCUP 200500035  
RZC 200400006  
RENV 200400094



**\*\*\*\*\* INITIAL STUDY \*\*\*\*\***

**COUNTY OF LOS ANGELES  
DEPARTMENT OF REGIONAL PLANNING**

GENERAL INFORMATION

**I.A. Map Date:** 2/28/05 and 4/14/05 **Staff Member:** Kim Szalay

**Thomas Guide:** 566 H4 **USGS Quad:** \_\_\_\_\_

**Location:** 50 North Rosemead Boulevard south of the 210 Foothill Freeway

**Project Description:** The site plan depicts a 5,406 square-foot lot with one existing building (1,624 s.f.), seven parking spaces including one van accessible handicapped space, landscaping (1,035 s.f.), and access from Buff Avenue. Parking backs out onto Buff Avenue. The building use is for sales and installation of audio stereos and includes two audio installation stalls, display and sales room, and office space.

**Gross Acres:** .12 Acre

**Environmental Setting:** The site is a flat, urbanized location with an island of multi-family residential and the 210 Foothill Freeway to the north, Rosemead Blvd. and electronic sales to the west, Corta Calle and fast food restaurant to the south, and Buff Avenue and single-family residences to the east. Rosemead Blvd. is a divided arterial. Corta Calle and Buff Avenue are residential and neighborhood business collector streets.

**Zoning:** CH (Commercial Highway)

**General Plan:** C (Major Commercial)

**Community/Area wide Plan:** N/A

**Major projects in area:**

**PROJECT NUMBER**

**DESCRIPTION & STATUS**

*None recently*

NOTE: For EIRs, above projects are not sufficient for cumulative analysis.

**REVIEWING AGENCIES**

**Responsible Agencies**

- ☒ None  
☐ Regional Water Quality Control Board  
☐ Los Angeles Region  
☐ Lahontan Region  
☐ Coastal Commission  
☐ Army Corps of Engineers

☐☐☐☐☐

**Trustee Agencies**

- ☐ None

- ☐ State Fish and Game

- ☐ State Parks

☐☐

**Special Reviewing Agencies**

- ☒ None  
☐ Santa Monica Mountains Conservancy  
☐ National Parks  
☐ National Forest  
☐ Edwards Air Force Base  
☐ Resource Conservation District of Santa Monica Mtns.

☐☐☐☐☐☐☐☐☐☐☐☐

**Regional Significance**

- ☒ None  
☐ SCAG Criteria  
☐ Air Quality  
☐ Water Resources  
☐ Santa Monica Mtns. Area

☐☐☐☐☐☐

**County Reviewing Agencies**

- ☐ Subdivision Committee

- ☒ DPW:  
*Transportation Planning*  
*Traffic and Lighting*

- ☒ Fire:  
*Environmental Review*  
*Planning Division*  
*Subdivision Division*

- ☒ Health Services:  
*Environmental Health - Noise*

☐

IMPACT ANALYSIS MATRIX		ANALYSIS SUMMARY (See individual pages for details)			
			Less than Significant Impact/No Impact		
			Less than Significant Impact with Project Mitigation		
			Potentially Significant Impact		
CATEGORY	FACTOR	Pg			Potential Concern
HAZARDS	1. Geotechnical	5	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	2. Flood	6	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	3. Fire	7	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	4. Noise	8	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
RESOURCES	1. Water Quality	9	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	2. Air Quality	10	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	3. Biota	11	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	4. Cultural Resources	12	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	5. Mineral Resources	13	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	6. Agriculture Resources	14	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	7. Visual Qualities	15	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SERVICES	1. Traffic/Access	16	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	2. Sewage Disposal	17	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	3. Education	18	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	4. Fire/Sheriff	19	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	5. Utilities	20	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
OTHER	1. General	21	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	2. Environmental Safety	22	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	3. Land Use	23	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	4. Pop/Hous./Emp./Rec.	24	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	5. Mandatory Findings	25	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

## DEVELOPMENT MONITORING SYSTEM (DMS)

As required by the Los Angeles County General Plan, DMS\* shall be employed in the Initial Study phase of the environmental review procedure as prescribed by state law.

- Development Policy Map Designation: 2 (Conservation/Maintenance)
- ☒ Yes ☐ No Is the project located in the Antelope Valley, East San Gabriel Valley, Malibu/Santa Monica Mountains or Santa Clarita Valley planning area?
- ☐ Yes ☒ No Is the project at urban density and located within, or proposes a plan amendment to, an urban expansion designation?

If both of the above questions are answered "yes", the project is subject to a County DMS analysis.

☐ Check if DMS printout generated (attached)

Date of printout: \_\_\_\_\_

☐ Check if DMS overview worksheet completed (attached)

EIRs and/or staff reports shall utilize the most current DMS information available.

**Environmental Finding:**

FINAL DETERMINATION: On the basis of this Initial Study, the Department of Regional Planning finds that this project qualifies for the following environmental document:

- ☒ NEGATIVE DECLARATION, inasmuch as the proposed project will not have a significant effect on the environment.

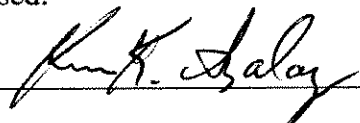
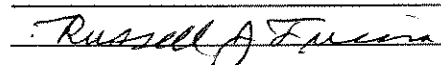
An Initial Study was prepared on this project in compliance with the State CEQA Guidelines and the environmental reporting procedures of the County of Los Angeles. It was determined that this project will not exceed the established threshold criteria for any environmental/service factor and, as a result, will not have a significant effect on the physical environment.

- ☐ MITIGATED NEGATIVE DECLARATION, in as much as the changes required for the project will reduce impacts to insignificant levels (see attached discussion and/or conditions).

An Initial Study was prepared on this project in compliance with the State CEQA Guidelines and the environmental reporting procedures of the County of Los Angeles. It was originally determined that the proposed project may exceed established threshold criteria. The applicant has agreed to modification of the project so that it can now be determined that the project will not have a significant effect on the physical environment. The modification to mitigate this impact(s) is identified on the Project Changes/Conditions Form included as part of this Initial Study.

- ☐ ENVIRONMENTAL IMPACT REPORT\*, inasmuch as there is substantial evidence that the project may have a significant impact due to factors listed above as "significant".

- ☐ At least one factor has been adequately analyzed in an earlier document pursuant to legal standards, and has been addressed by mitigation measures based on the earlier analysis as described on the attached sheets (see attached Form DRP/IA 101). The EIR is required to analyze only the factors not previously addressed.

Reviewed by: Kim Szalay  Date: 6/20/05  
Approved by: Russell J. Fucini  Date: 6-2-05

- ☐ Determination appealed – see attached sheet.

\*NOTE: Findings for Environmental Impact Reports will be prepared as a separate document following the public hearing on the project.

- ☐ This proposed project is exempt from Fish and Game CEQA filling fees. There is no substantial evidence that the proposed project will have potential for an adverse effect on wildlife or the habitat upon which the wildlife depends. (Fish & Game Code 753.5).

## HAZARDS - 1. Geotechnical

### SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project located in an active or potentially active fault zone, Seismic Hazards Zone, or Alquist-Priolo Earthquake Fault Zone? <i>The site is located more than a mile above the Raymond Fault Zone.</i>
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in an area containing a major landslide(s)?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in an area having high slope instability?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site subject to high subsidence, high groundwater level, liquefaction, or hydrocompaction?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the proposed project considered a sensitive use (school, hospital, public assembly site) located in close proximity to a significant geotechnical hazard?
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project entail substantial grading and/or alteration of topography including slopes of over 25%?
g.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project be located on expansive soil, as defined in Table 18-1-B of Uniform Building Code (1994), creating substantial risks to life or property?
h.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

### STANDARD CODE REQUIREMENTS

☐ Building Ordinance No. 2225 – Sections 308B, 309, 310, and 311 and Chapters 29 and 70

### ☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Lot Size      ☐ Project Design      ☐ Approval of Geotechnical Report by DPW

### CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by, **geotechnical** factors?

☐ Potentially significant      ☐ Less than significant with project mitigation      ☒ Less than significant/No Impact

## HAZARDS - 2. Flood

### SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the major drainage course, as identified on USGS quad sheets by a dashed line, located on the project site?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located within or does it contain a floodway, floodplain, or designated flood hazard zone?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in or subject to high mudflow conditions?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project contribute or be subject to high erosion and debris deposition from run-off?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project substantially alter the existing drainage pattern of the site or area?
f.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors (e.g., dam failure)? <i>The project is located within a Dam or Debris Basin Inundation Area.</i>

### STANDARD CODE REQUIREMENTS

- ☐ Building Ordinance No. 2225 – Section 308A    ☐ Ordinance No. 12,114 (Floodways)  
☐ Approval of Drainage Concept by DPW

### ☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

- ☐ Lot Size    ☐ Project Design

### CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by **flood (hydrological)** factors?

- ☐ Potentially significant    ☐ Less than significant with project mitigation    ☒ Less than significant/No impact



## HAZARDS - 3. Fire

### SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in a Very High Fire Hazard Severity Zone (Fire Zone 4)?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site in a high fire hazard area and served by inadequate access due to lengths, width, surface materials, turnarounds or grade?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project site have more than 75 dwelling units on a single access in a high fire hazard area?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in an area having inadequate water and pressure to meet fire flow standards?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project located in close proximity to potential dangerous fire hazard conditions/uses (such as refineries, flammables, explosives manufacturing)?
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the proposed use constitute a potentially dangerous fire hazard?
g.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?
<hr/>				
<hr/>				

### STANDARD CODE REQUIREMENTS

☐ Water Ordinance No. 7834 ☐ Fire Ordinance No. 2947 ☐ Fire Regulation No. 8  
☐ Fuel Modification/Landscape Plan

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Project Design ☐ Compatible Use

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### CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by **fire hazard** factors?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

## HAZARDS - 4. Noise

### SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is the project site located near a high noise source (airports, railroads, freeways, industry)?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the proposed use considered sensitive (school, hospital, senior citizen facility) or are there other sensitive uses in close proximity?
c.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Could the project substantially increase ambient noise levels including those associated with special equipment (such as amplified sound systems) or parking areas associated with the project? <i>The project includes installation of stereo equipment adjacent to residential areas. Testing of sound equipment onsite could result in increased neighborhood noise levels.</i>
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels without the project?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

### STANDARD CODE REQUIREMENTS

☐ Noise Ordinance No. 11,778      ☐ Building Ordinance No. 2225--Chapter 35

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Lot Size    ☐ Project Design    ☐ Compatible Use

### CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be adversely impacted by **noise**?

☐ Potentially significant    ☐ Less than significant with project mitigation    ☒ Less than significant/No impact

## RESOURCES - 1. Water Quality

### SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in an area having known water quality problems and proposing the use of individual water wells?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the proposed project require the use of a private sewage disposal system?
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	If the answer is yes, is the project site located in an area having known septic tank limitations due to high groundwater or other geotechnical limitations <i>or</i> is the project proposing on-site systems located in close proximity to a drainage course?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project's associated construction activities significantly impact the quality of groundwater and/or storm water runoff to the storm water conveyance system and/or receiving water bodies?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project's post-development activities potentially degrade the quality of storm water runoff and/or could post-development non-storm water discharges contribute potential pollutants to the storm water conveyance system and/or receiving bodies?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

### STANDARD CODE REQUIREMENTS

- |  |   |
|--|---|
| <input type="checkbox"/> Industrial Waste Permit           | <input type="checkbox"/> Health Code – Ordinance No.7583, Chapter 5 |
| <input type="checkbox"/> Plumbing Code – Ordinance No.2269 | <input type="checkbox"/> NPDES Permit Compliance (DPW)              |

### ☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

- ☐ Lot Size    ☐ Project Design    ☐ Compatible Use

### CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be adversely impacted by, **water quality** problems?

- ☐ Potentially significant    ☐ Less than significant with project mitigation    ☒ Less than significant/No impact

## RESOURCES - 2. Air Quality

### SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the proposed project exceed the State's criteria for regional significance (generally (a) 500 dwelling units for residential users or (b) 40 gross acres, 650,000 square feet of floor area or 1,000 employees for non-residential uses)?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the proposal considered a sensitive use (schools, hospitals, parks) and located near a freeway or heavy industrial use?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project increase local emissions to a significant extent due to increased traffic congestion or use of a parking structure or exceed AQMD thresholds of potential significance per Screening Tables of the CEQA Air Quality Handbook?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project generate or is the site in close proximity to sources that create obnoxious odors, dust, and/or hazardous emissions?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project conflict with or obstruct implementation of the applicable air quality plan?
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project violate any air quality standard or contribute substantially to an existing or projected air quality violation?
g.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under applicable federal or state ambient air quality standard (including releasing emission which exceed quantitative thresholds for ozone precursors)?
h.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

### STANDARD CODE REQUIREMENTS

☐ Health and Safety Code – Section 40506

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Project Design      ☐ Air Quality Report

### CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be adversely impacted by, **air quality**?

☐ Potentially significant     
 ☐ Less than significant with project mitigation     
 ☒ Less than significant/No impact

## RESOURCES - 3. Biota

### SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located within Significant Ecological Area (SEA), SEA Buffer, or coastal Sensitive Environmental Resource (ESHA, etc.), or is the site relatively undisturbed and natural?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will grading, fire clearance, or flood related improvements remove substantial natural habitat areas?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is a major drainage course, as identified on USGS quad sheets by a blue dashed line, located on the project site?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project site contain a major riparian or other sensitive habitat (e.g. coastal sage scrub, oak woodland, sycamore riparian, woodland, wetland, etc.)?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project site contain oak or other unique native trees (specify kinds of trees)?
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site habitat for any known sensitive species (federal or state listed endangered, etc.)?
g.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors (e.g., wildlife corridor, adjacent open space linkage)?

☐ **MITIGATION MEASURES** / ☐ **OTHER CONSIDERATIONS**  
☐ Lot Size      ☐ Project Design      ☐ ERB/SEATAC Review      ☐ Oak Tree Permit

### CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, **biotic** resources?

☐ Potentially significant      ☐ Less than significant with project mitigation      ☒ Less than significant/No impact

## RESOURCES - 4. Archaeological/Historical/Paleontological

### SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site in or near an area containing known archaeological resources or containing features (drainage course, spring, knoll, rock outcroppings, or oak trees) that indicate potential archaeological sensitivity?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project site contain rock formations indicating potential paleontological resources?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project site contain known historic structures or sites?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project cause a substantial adverse change in the significance of a historical or archaeological resource as defined in 15064.5?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Lot Size      ☐ Project Design      ☐ Phase 1 Archaeology Report

### CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **archaeological, historical, or paleontological** resources?

☐ Potentially significant      ☐ Less than significant with project mitigation      ☒ Less than significant/No impact

## RESOURCES - 5. Mineral Resources

### SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project result in the loss of availability of a locally important mineral resource discovery site delineated on a local general plan, specific plan or other land use plan?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors? <hr/> <hr/>

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Lot Size ☐ Project Design

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### CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **mineral** resources?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

## RESOURCES - 6. Agriculture Resources

### SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency to non-agricultural use?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project involve other changes in the existing environment that due to their location or nature, could result in conversion of Farmland, to non-agricultural use?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Lot Size ☐ Project Design

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### CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **agriculture** resources?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact



## RESOURCES - 7. Visual Qualities

### SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site substantially visible from or will it obstruct views along a scenic highway (as shown on the Scenic Highway Element), or is it located within a scenic corridor or will it otherwise impact the viewshed?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project substantially visible from or will it obstruct views from a regional riding or hiking trail?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in an undeveloped or undisturbed area that contains unique aesthetic features?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the proposed use out-of-character in comparison to adjacent uses because of height, bulk, or other features?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project likely to create substantial sun shadow, light or glare problems?
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors (e.g., grading or landform alteration)?

### ☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Lot Size
 ☐ Project Design
 ☐ Visual Report
 ☐ Compatible Use

### CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **scenic** qualities?

☒ Potentially significant
 ☐ Less than significant with project mitigation
 ☒ Less than significant/No impact

## SERVICES - 1. Traffic/Access

### SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project contain 25 dwelling units, or more and is it located in an area with known congestion problems (roadway or intersections)?
b.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Will the project result in any hazardous traffic conditions? <hr/> <i>Parking design backs directly onto Buff Avenue.</i>
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project result in parking problems with a subsequent impact on traffic conditions?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will inadequate access during an emergency (other than fire hazards) result in problems for emergency vehicles or residents/employees in the area?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the congestion management program (CMP) Transportation Impact Analysis thresholds of 50 peak hour vehicles added by project traffic to a CMP highway system intersection or 150 peak hour trips added by project traffic to a mainline freeway link be exceeded?
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project conflict with adopted policies, plans, or program supporting alternative transportation (e.g., bus, turnouts, bicycle racks)?
g.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors? <hr/> <hr/>

### ☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Project Design   
 ☐ Traffic Report   
 ☒ Consultation with Traffic & Lighting Division

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### CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **traffic/access** factors?

☐ Potentially significant   
 ☐ Less than significant with project mitigation   
 ☒ Less than significant/No impact

## SERVICES - 2. Sewage Disposal

### SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	If served by a community sewage system, could the project create capacity problems at the treatment plant?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create capacity problems in the sewer lines serving the project site?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

### STANDARD CODE REQUIREMENTS

- ☐ Sanitary Sewers and Industrial Waste – Ordinance No. 6130  
☐ Plumbing Code – Ordinance No. 2269

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

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### CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **sewage disposal** facilities?

- ☐ Potentially significant      ☐ Less than significant with project mitigation      ☒ Less than significant/No impact

## SERVICES - 3. Education

### SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create capacity problems at the district level?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create capacity problems at individual schools that will serve the project site?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create student transportation problems?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create substantial library impacts due to increased population and demand?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Site Dedication ☐ Government Code Section 65995 ☐ Library Facilities Mitigation Fee

### CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **educational** facilities/services?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

## SERVICES - 4. Fire/Sheriff Services

### SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create staffing or response time problems at the fire station or sheriff's substation serving the project site? <i>The nearest county fire station is located 1.25 miles from the site at 7225 North Rosemead Blvd.. The nearest Sheriff's station is located 6.2 miles from the site at 780 E Altadena Dr, Altadena.</i>
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are there any special fire or law enforcement problems associated with the project or the general area?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Fire Mitigation Fee

### CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **fire/sheriff** services?

☐ Potentially significant

☐ Less than significant with project mitigation

☒ Less than significant/No impact

## SERVICES - 5. Utilities/Other Services

### SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site in an area known to have an inadequate public water supply to meet domestic needs or to have an inadequate ground water supply and proposes water wells?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site in an area known to have an inadequate water supply and/or pressure to meet fire fighting needs?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create problems with providing utility services, such as electricity, gas, or propane?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are there any other known service problem areas (e.g., solid waste)?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services or facilities (e.g., fire protection, police protection, schools, parks, roads)?
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

### STANDARD CODE REQUIREMENTS

☐ Plumbing Code – Ordinance No. 2269      ☐ Water Code – Ordinance No. 7834

### ☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Lot Size      ☐ Project Design

### CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **utilities** services?

☐ Potentially significant      ☐ Less than significant with project mitigation      ☒ Less than significant/No impact

## OTHER FACTORS - 1. General

### SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project result in an inefficient use of energy resources?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project result in a major change in the patterns, scale, or character of the general area or community?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project result in a significant reduction in the amount of agricultural land?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

### STANDARD CODE REQUIREMENTS

☐ State Administrative Code, Title 24, Part 5, T-20 (Energy Conservation)

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Lot Size      ☐ Project Design      ☐ Compatible Use

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### CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to any of the above factors?

☐ Potentially significant      ☐ Less than significant with project mitigation      ☒ Less than significant/No impact

## OTHER FACTORS - 2. Environmental Safety

### SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are any hazardous materials used, transported, produced, handled, or stored on-site?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are any pressurized tanks to be used or any hazardous wastes stored on-site?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are any residential units, schools, or hospitals located within 500 feet and potentially adversely affected?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Have there been previous uses that indicate residual soil toxicity of the site or is the site located within two miles downstream of a known groundwater contamination source within the same watershed?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project create a significant hazard to the public or the environment involving the accidental release of hazardous materials into the environment?
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project emit hazardous emissions or handle hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?
g.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project be located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or environment?
h.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project result in a safety hazard for people in a project area located within an airport land use plan, within two miles of a public or public use airport, or within the vicinity of a private airstrip?
i.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?
j.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Toxic Clean-up Plan

### CONCLUSION

Considering the above information, could the project have a significant impact relative to **public safety**?

☐ Potentially significant
 ☐ Less than significant with project mitigation
 ☒ Less than significant/No impact



## OTHER FACTORS - 3. Land Use

### SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Can the project be found to be inconsistent with the plan designation(s) of the subject property?
b.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Can the project be found to be inconsistent with the zoning designation of the subject property? <i>The applicant requests a zone change from CH (Commercial Highway) to C-2-DP (Neighborhood Business-Development Program) in order to enable the site to be consistent with zoning appropriate for the property location and use.</i>
c.				Can the project be found to be inconsistent with the following applicable land use criteria:
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Hillside Management Criteria?
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	SEA Conformance Criteria?
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project physically divide an established community?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

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### CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **land use** factors?

☒ Potentially significant
 ☐ Less than significant with project mitigation
 ☒ Less than significant/No impact

## OTHER FACTORS - 4. Population/Housing/Employment/Recreation

### SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project cumulatively exceed official regional or local population projections?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project induce substantial direct or indirect growth in an area (e.g., through projects in an undeveloped area or extension of major infrastructure)?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project displace existing housing, especially affordable housing?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project result in substantial job/housing imbalance or substantial increase in Vehicle Miles Traveled (VMT)?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project require new or expanded recreational facilities for future residents?
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?
g.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

### CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **population, housing, employment, or recreational** factors?

☐ Potentially significant      ☐ Less than significant with project mitigation      ☒ Less than significant/No impact

## MANDATORY FINDINGS OF SIGNIFICANCE

Based on this Initial Study, the following findings are made:

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project have possible environmental effects that are individually limited but cumulatively considerable? "Cumulatively considerable" means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the environmental effects of the project cause substantial adverse effects on human beings, either directly or indirectly?

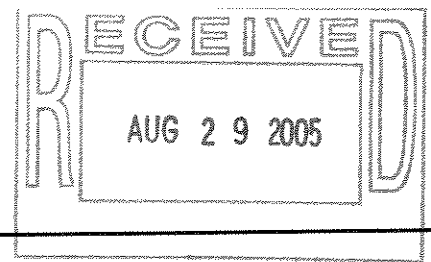
## CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the environment?

☐ Potentially significant      ☐ Less than significant with project mitigation      ☒ Less than significant/No impact

Grace G. Montgomery  
3724 E Corta Calle  
Pasadena, Ca. 91107

August 26, 2005



Planning Commission  
County of Los Angeles  
320 West Temple Street  
Los Angeles, Ca. 90012

Re: Project No. R2004-01160  
Conditional Use Permit No. RCUP 200500035  
Zone Change Case No. RZC 200500006  
Location: 50 N. Rosemead Blvd. (between East Corta Calle and East Walnut St.)

Dear Planning Commission:

I own and reside in a home located at 3724 East Corta Calle. I am writing the board because of a notice I received about a proposed zoning change to allow an auto stereo, alarm, accessory sales and installation facility at the corner of Corta Calle and Rosemead Blvd. I am strongly opposed to this business being allowed to move into this building. I do not want more noise and/or car traffic on this one block street.

I am not apposed to commercial businesses, when we first moved to our house over 15 years ago the property in question had a hairdressing business. Men and women came and went from the building all day unnoticed by our many neighbors or us. The customers of the proposed business will drive down and through our little street with their stereos blaring, coming and going announced long before their arrival by the pounding base of the stereo.

Corta Calle is a residential street that already is overwhelmed with extra noise from the 210 freeway, Rosemead Blvd. traffic, car traffic that cuts through our street to avoid the intersection light of Colorado Blvd. and Rosemead Blvd., helicopters flying overhead to report on freeway traffic, police helicopters, plane traffic landing at a small local airport, train whistles from the Gold Line, County fire trucks going by on Rosemead, Jack-In-The Box drive through loudspeakers, Big 5 customer traffic and overflow parking from Business' on Colorado Blvd.

In looking over the paperwork that was filed for this business on page 8 Setting/impacts Question a: Is the project located near a high noise source (airports, railroads, freeways, and industry)? The answer chosen is No (???) Look at a topographic map of the area to see just how close three of the four choices are to our neighborhood.

Question d: Would the project result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels without the project? The answer chosen is No (???). Testing alarms, stereos, and speakers, as well as the customers coming and going with their stereos blaring would surely increase noise in our area.

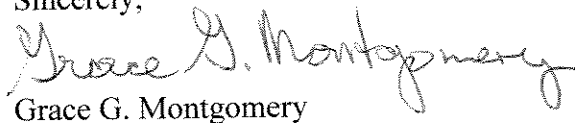
The CONCLUSION section of this page "Less than significant" is marked in answer to "Could the project have a significant impact (individually or cumulatively) on, or be adversely impacted by noise?" I beg to differ with the person or committee that checked off the above answer.

In looking over the paperwork that was filed for this business on page 16 Setting/impacts "Traffic/Access":  
Question b: Will the project result in any hazardous traffic conditions? The answer chosen is Maybe(???).  
Additional parking, for employees and customers, besides the present 7 spaces will be needed for customers.  
Drivers anxious to install or demonstrate their new sound systems will be flying through this one block neighborhood with frightening regularity.

In the CONCLUSION area on this page "Less then significant/No impact" is marked for an answer to  
"Considering the above information, could the project leave a significant impact (individually or cumulatively) on **traffic**/access factors?" I do not feel that the significance and impact has been seriously considered or studied. As I have stated before we already have speeders, racing down the street to miss the Colorado and Rosemead traffic light. There are at least 6 small children that live on our block and another half dozen in their teens or preteens. The additional traffic and these children are a deadly mix.

I do not want the zoning change to occur for this type of business. I do not want the additional dangerous and loud traffic as well as noise pollution in the neighborhood. Please do not approve this zoning change.

Sincerely,

A handwritten signature in cursive script that reads "Grace G. Montgomery". The signature is written in dark ink and is positioned above the printed name.

Grace G. Montgomery



Los Angeles County  
Department of Regional Planning  
*Planning for the Challenges Ahead*

---



James E. Hartl AICP  
Director of Planning

DATE: September 7, 2005

TO: Wayne Rew, Chair  
Pat Modugno, Vice Chair  
Leslie G. Bellamy, Commissioner  
Esther Valadez, Commissioner  
Harold Helsley, Commissioner

FROM: Kim K. Szalay, Regional Planning Assistant II  
Zoning Permits I

**SUBJECT: PROJECT NO. R2004-01160-(5)  
CONDITIONAL USE PERMIT CASE NO. RCUP 200500035  
TO AUTHORIZE THE CONSTRUCTION, OPERATION AND  
MAINTENANCE OF AN AUTO STEREO SALES AND  
INSTALLATION FACILITY  
50 NORTH ROSEMEAD BLVD.  
AGENDA ITEM NO. 7**

The project is scheduled to be heard by your Commission on September 7, 2005. The attached agency conditions letter and a petition from the community were received after case materials were delivered to the Commission.

If you have any questions, please contact Mr. Kim Szalay at (213) 974-6443. Department office hours are Monday through Thursday from 7:30 to 6:00 p.m. Our offices are closed on Fridays.

Attachment:s

Public Works letter dated September 1, 2005  
Community Petition dated August 19, 2005

KKS

August 19, 2005

Department of Regional Planning  
Hall of Records, Room 1348  
320 West Temple Street  
Los Angeles, CA 90012

We the undersigned County Residents, residing in the Unincorporated area of East Pasadena, recently received notice of the intent to begin operation of an auto stereo and alarm store at 50 N. Rosemead Blvd.

Since this address is part of our neighborhood, we would like to take this opportunity to strenuously object to this endeavor for the following reasons.

Our neighborhood consists of two one block long streets, Corta Calle and E. Walnut, and two short end streets, Quigley and Buff with a total of 44 single family homes sandwiched between the 210 Freeway, Colorado Blvd., Rosemead Blvd. and an off-ramp of the 210 Freeway.

The noise level is already excessive and continues 24 hours a day. In addition to car traffic utilizing Corta Calle as a shortcut around the Rosemead/Colorado intersection, we have to endure the noise from the numerous helicopters and airplanes that flyover for traffic reporting for the 210 Freeway. Normal daily traffic flow at the intersection of Rosemead Blvd. and Colorado Blvd. and overflow parking from adjacent small businesses – restaurants, fast food outlets, furniture stores, sporting goods stores and bars – spills over onto our residential streets now, creating a hazardous condition for neighborhood children and causing an on-street parking dilemma for our own residents. It also presents a problem for street sweeping operations as well as potential problem for emergency vehicles.

We do not need the additional noise, traffic congestion and personal aggravation that will result from this proposed operation. The facility at 50 N. Rosemead appears to only have four on-site parking spaces. Additionally, there are at least three other auto stereo and alarm stores within a half mile area: 1) Al & Ed's Autosound at 3689 E. Colorado Blvd., 2) Automotive Entertainment at 117 S. Rosemead Blvd. and 3) Stereo Masters at 279 S. Rosemead Blvd. (see map attached).

We are sensitive to the property owners need to rent his building, but believe that it is more suitable for other uses that would not add to the existing neighborhood noise level, increasingly aggravating parking problems and potentially dangerous traffic flow.

We hope you share our united concern and interest in maintaining a livable environment and safe neighborhood.

Thank you.

(See attached list of signatures.)

Printed Name

Signature

Street Address

- John M. Nolan John M. Nolan 3745 Corta Calle Pasadena Ca.
1. FRED BRACKETT F.R. Brackett 3755 Corta Calle
2. PATRICIA PATTERSON Patricia Patterson 3720 CORTA CALLE
3. PATRICIA NOLAN Pat Nolan 3745 Corta Calle
4. Justus Bradshaw Justus Bradshaw 3740 Corta Calle, Pas. Ca.
5. Marcela Hernandez-Pons Marcela Hernandez-Pons 3740 Corta Calle Pasadena CA
6. Amy Zaroyan Amy Zaroyan 3716 3E. Corta Calle St. PAS, CA
7. Carlos Sosa Carlos Sosa 3766 Corta Calle St CA 91107
8. Carolyn Sabo KANE Carolyn Sabo KANE 3767 Corta Calle St CA 91107
9. Hatch Tatlian H. Tatlian 34 N. Quigley Ave, Pas. 91101
10. KIA GALT KIA GALT 3760 Corta Calle 91107
11. Mike Montgomery Montgomery 3724 E. Corta Calle 91107
12. Grace Montgomery Grace Montgomery 3724 E Corta Calle 91107
13. Monica Lopez Monica Lopez 3741 Corta Calle 91107
14. Brian McLeod Brian McLeod 3734 Corta Calle 91107
15. Reyna Varquez Reyna Varquez 3776 Corta Calle 91107
16. Kathy Jones Irish Kathy Jones Irish 3744 Corta Calle 91107
17. Fay Alan Fay Alan 3716 Corta Calle 91107
18. Thomas Alan Thomas Alan 3716 Corta Calle 91107
19. Wicky Banuelos Wicky Banuelos 3717 Corta Calle 91107
20. Josephine Murcia Josephine Murcia 3711 Corta Calle 91107



Printed Name

Signature

Street Address

21. Tiwo Hernandez Constantino Lopez 71 BUFF AVE. \* \* Street, Corta Calle
22. CINTI Ruiz 77 N. BUFF AU.
23. William O Gad W.O.G. 3712 E. Walnut
24. Kelly Bottcher Kury Bottcher 3720 E. Walnut St.
25. Ann Shirley Hughes 3738 E. Walnut St. Pasa
26. Kenneth W Hughes 3738 E. Walnut St. Pasa.
27. MICHAEL GUERRIERO 3742 E WALNUT ST PASA
28. Macineer Markjandemph 3746 E Walnut St Pasadena
29. ZABED KASHAM 3768 E. WALNUT ST. PAS. 91107
30. Leroy A. Welch LEROY WELCH 3772 E. WALNUT ST.
31. Lourdes Cervantes Rodi LA RODI 3750 Corta Calle Pasa 91107
- 32.
- 33.
- 34.
- 35.
- 36.
- 37.
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Printed Name

Signature

Street Address

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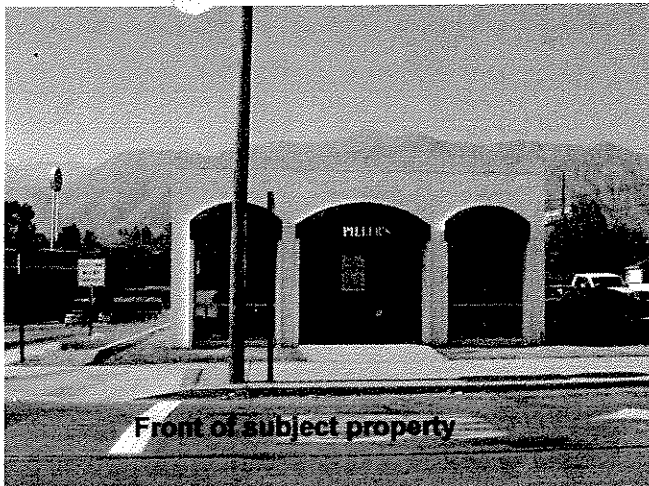
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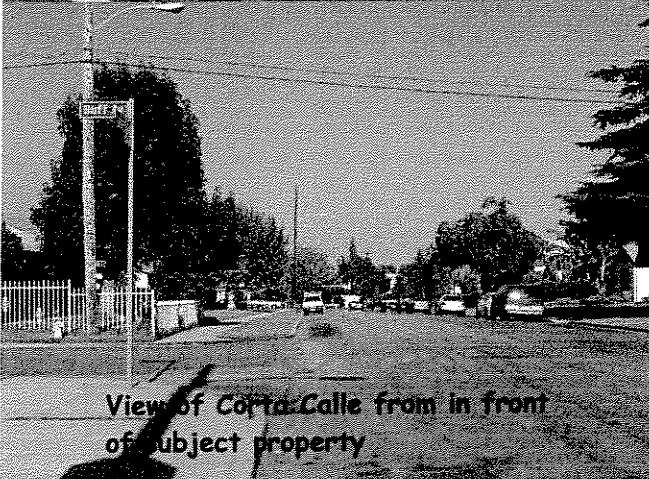
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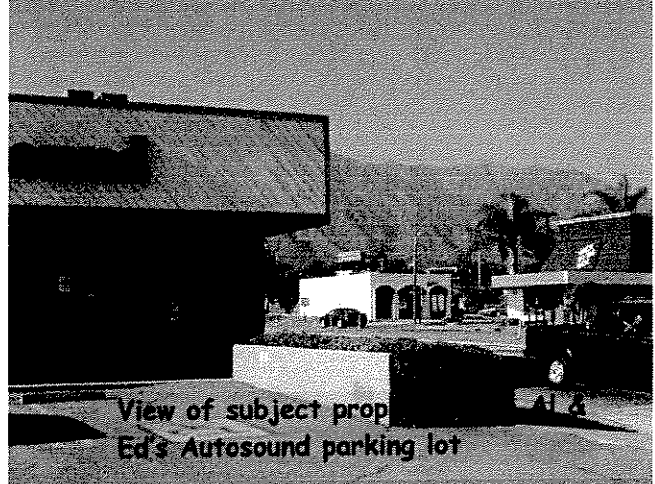
Front of subject property



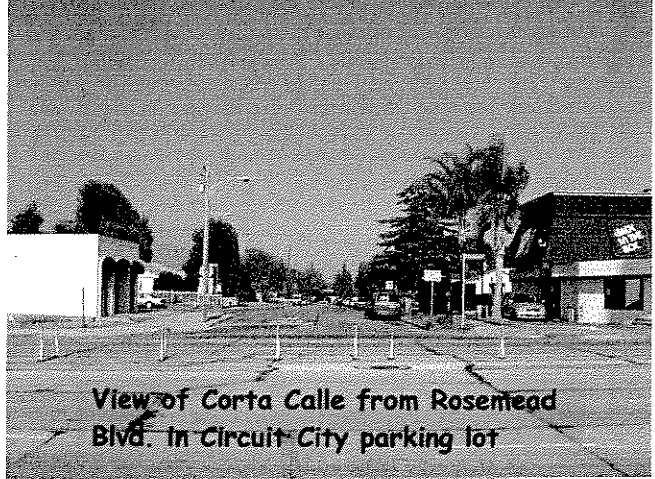
View of subject property & Ed's Autosound from front of subject property



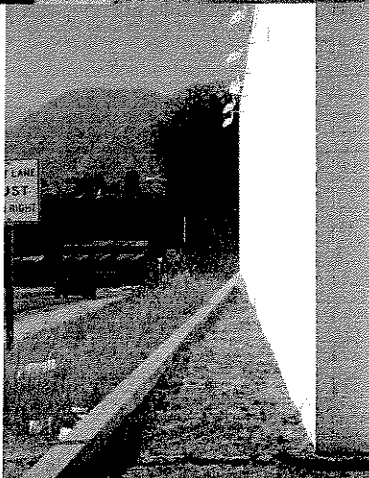
View of Corta Calle from in front of subject property



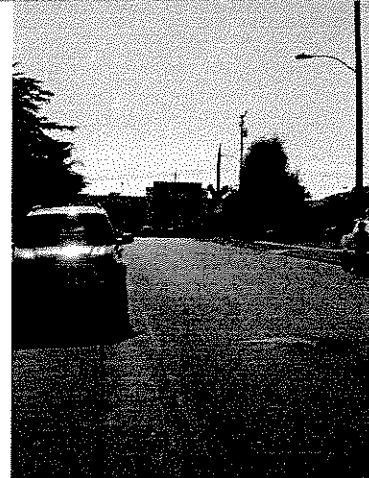
View of subject property & Ed's Autosound parking lot



View of Corta Calle from Rosemead Blvd. in Circuit City parking lot



West side of subject property with freeway onramp adjacent to it



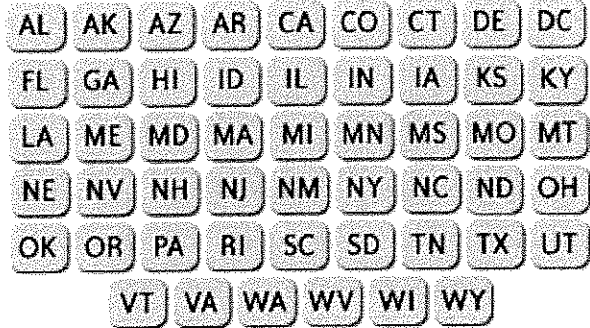
View of subject property (on left) from half-way down Corta Calle



**Start:** 50 N Rosemead Blvd  
Pasadena, CA 91107-3804, US

**End:** 279 S Rosemead Blvd  
Pasadena, CA 91107-4942, US

## I GRADUATED IN



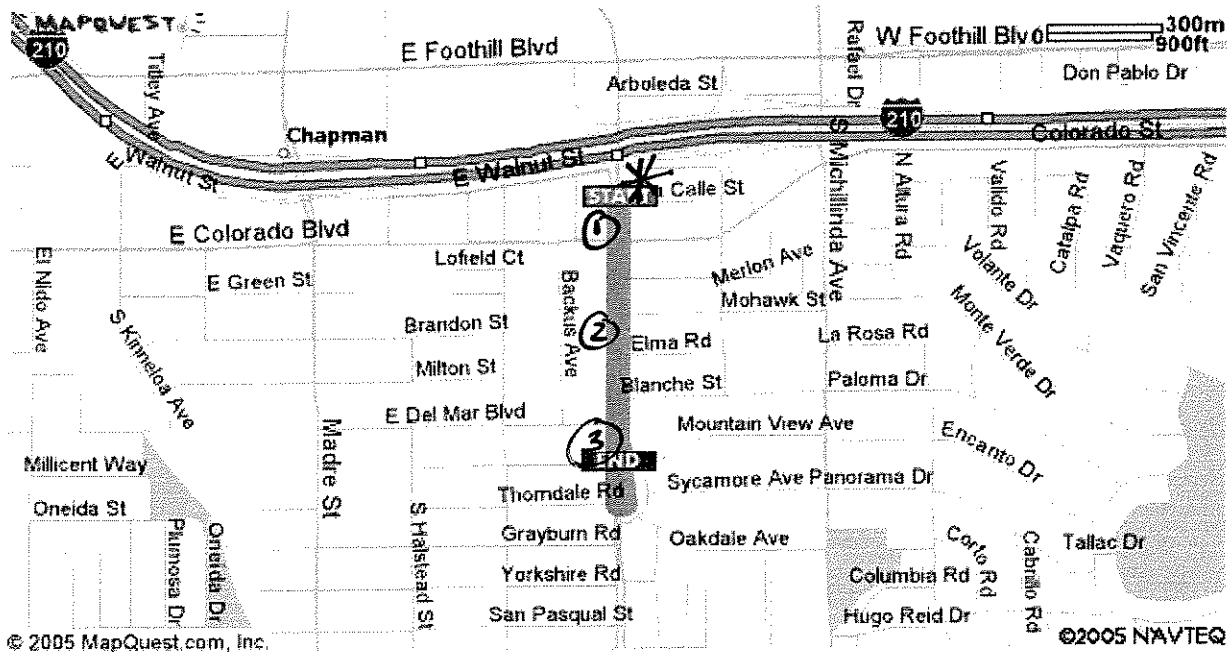
### Directions

### Distance

- START** 1: Start out going SOUTH on N ROSEMEAD BLVD / CA-19 0.4 miles  
S toward E COLORADO BLVD / HISTORIC ROUTE 66.
- NORTH 19** 2: Make a U-TURN at THORNDALE RD onto S ROSEMEAD BLVD / CA-19 N. <0.1 miles
- END** 3: End at 279 S Rosemead Blvd  
Pasadena, CA 91107-4942, US

**Total Est. Time: 2 minutes**

**Total Est. Distance: 0.55 miles**



**\* Start:**  
50 N Rosemead Blvd  
Pasadena, CA 91107-3804, US

**End:**  
279 S Rosemead Blvd  
Pasadena, CA 91107-4942, US

#7.

Glendale Unified School District  
VERDUGO WOODLANDS ELEMENTARY SCHOOL  
1751 North Verdugo Road  
Glendale, CA 91208  
(818) 241-2433 FAX (818) 548-4173  
Janet Buhl, Principal  
Katherine Hurley, Assistant Principal

Date: September 6, 2005

ATTENTION: Planning Commission  
Land Zone Change

FAX: 213-217-5108

FROM: Judy F. Barnes

Rec'd after  
RPC  
KRS

Number of pages, including cover 3

Reply requested: Yes ☐ No ☒

Hard copy ☐ will ☒ will not be sent

September 4, 2005

Planning Commission  
County of Los Angeles  
320 West Temple Street  
Los Angeles, CA 90012

Re: Project No. R2004-01160  
Conditional Use Permit No. RCUP 200500035  
Zone Change Case No. RCZ 200500006  
Location: 50 N. Rosemead Blvd. (between East Corta Calle and East Walnut St.)

Dear Planning Commission:

I am a resident on the west end, south side of Corta Calle, a residential neighborhood where the residents take pride in their homes and neighborhood. This letter is to strongly protest the zoning change to allow an auto stereo, alarm, accessory sales, and installation business at the corner of Corta Calle and Rosemead Blvd. This facility should not be allowed in order to preserve a respectful quality of living in our neighborhood that is already being compromised by the surrounding businesses. This business would only bring additional noise, litter, traffic, and parking issues to our neighborhood.

Our neighborhood is in close proximity to the freeway so we have had to learn to live with its noise, as well as, the noise from the patrons and employees of Jack In the Box with their blasting car stereos. These people often park in front of the west end homes to eat and listen to their stereos at all hours. Big Five employees also do the same.

The litter is another major issue. Jack In the Box and Big Five customers and employees often toss their litter in the street and on the lawns of the west end residents. On separate occasions I have found car batteries, oilcans, and a tire in my yard. I suspect these have been left by the Jack In the Box and Big Five employees and customers who park in front of my home.

Traffic has gotten increasingly more annoying. People often cut through from Colorado to Rosemead to avoid the busy intersection at Rosemead and Colorado. They speed and drive recklessly through our neighborhood with no regard for our families, some with small children. Even though there is a no large truck sign posted at the entrance to our neighborhood, it is often ignored, and they too speed. Often these truck drivers park in the neighborhood to eat at Jack In the Box. Wouldn't it seem likely that the customers of the stereo business in question, would use our street for the same reasons?

Lastly, but certainly not the least of my concerns is parking! Jack In the Box and Big Five employees use our neighborhood daily for their parking needs. This is a major

nuisance. A Big Five employee told me that Big Five tells their employees to park on Corte Calle. This issue has been addressed with their corporate office to no avail. They are not friendly neighbors! Often there is no street parking available on the west end for the residents and visitors to our homes because of the employee parking issue. Where are the employees to the proposed stereo business parking? Would it be in our neighborhood? The parking on the intended site is limited.

The dignity of our neighborhood needs to be maintained. Please don't diminish what peace is left in the neighborhood by allowing this stereo business in our neighborhood. Please DO NOT approve this zoning change. Thank you for your time in considering my concerns.

Sincerely,

A handwritten signature in cursive script that reads "Judy F. Barnes". The signature is written in dark ink and is positioned above the printed name.

Judy F. Barnes

INFRARED PROCESSING AND ANALYSIS CENTER  
California Institute of Technology  
Mail Stop 100-22  
Pasadena, CA 91125  
IPAC Director's Office Fax: (626) 397-7018



To: KIM SZALAY From: Pat Patterson  
Organization: PLANNING COMMISSION Phone: (626) 395-1801  
FAX Number: 213-217-5108 Date: 9/12/2005  
Number of pages (including cover sheet): X 5

RE: Zone Change, 50 N. Rosemead Blvd. (Corta Calle & Rosemead)

Project No. R2004-01160

**MESSAGE:**

Dear Kim,

Attached is my letter to the planning commission dated August 24, 2004 regarding the above zoning change. I also include some information about advertizing loud stereo systems.

I appreciate our conversation today, and I hope my letter will be included in the subsequent follow-up meeting to this zoning change.

Thank you,

Pat Patterson



Patricia A. Patterson  
3720 Corta Calle  
Pasadena, CA 91107

---

August 24, 2005

Planning Commission  
County of Los Angeles  
320 West Temple Street  
Los Angeles, CA 90012

RE: Project No. R2004-01160  
Conditional Use Permit No. RCUP 200500035  
Zone Change Case No. RZC 200500006  
Location: 50 N. Rosemead Blvd. (between East Corta Calle and East Walnut St.)

Dear Planning Commission:

I am a homeowner at 3720 Corta Calle and am writing this letter to strongly protest the zoning change to allow an auto stereo, alarm, accessory sales and installation facility at the corner of Rosemead and Corta Calle. I don't want more noise and car traffic on this one block street.

Corta Calle is a residential street, a beautiful neighborhood gem. This area is already being bombarded with extra noise from the freeway traffic, from cars with blasting stereos who go through Corta Calle from Colorado to avoid the redlight at Rosemead & Colorado. From now to pedestrians and cars who park on Corta Calle on a Saturday night to attend nearby fighting matches (next one is Sept. 24), and then the added car alarm going off in the nearby business parking lots on both Colorado and Rosemead.

Traffic! Has a traffic study been done for this project? Since this proposed business is geared towards cars, obviously this means more traffic and additional parked cars on Corta Calle. Corta Calle already gets added overflow traffic and parking for Big 5 and Jack in the Box. Note: the building at 50 N. Rosemead is a small area; it has only 7 parking spaces on the property itself. And again, cars already speed through the neighborhood to avoid the light at Rosemead & Colorado.

I do NOT want the boom-boom-boom of a stereo store in my neighborhood. And I don't want the added noise pollution affecting the property value of my house. Please do not approve the zoning change.

Sincerely,



Patricia A. Patterson

# Noise Free America

Welcome to the Web Site of Noise Free America

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[TAKE ACTION NOW](#)

[ASK AN EXPERT](#)

[LEGAL AGENDA](#)

[HARMS OF NOISE](#)

[BOOM CARS](#)

[CAR ALARMS](#)

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[QUIET PRODUCTS](#)

[FAQ](#)

[LOCAL CHAPTERS](#)

["I LIKE NOISE"](#)

[JOIN US](#)

## Boom Car Ads

Bothered by ridiculously loud boom car noise? Well, you have boom car stereo manufacturers and their malicious advertising to thank.

The argument could be made that manufacturers are not responsible for how their products are used. But wait until you see these hateful and irresponsible boom car advertisements from some of the leading manufacturers of boom car stereo equipment.

With campaign slogans like "**Disturb the Peace**" (Sony), "**Either we love bass or hate your neighbors**" (JBL), and "**Got Loud? Get Louder! Turn it up - Keep it up**" (MTX Audio), it's clear that boom car equipment makers are directly responsible for encouraging and enabling boom car drivers to terrorize the American public with their products.

If you'd like to help expose the boom car stereo industry and would like to submit an ad to be added to our collection, please [contact us](#).

Please check back often, as we will update this collection regularly.

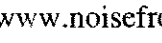
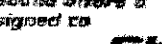
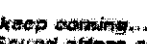
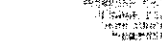
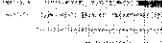
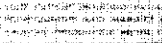
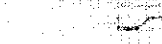
[View Ads as Slideshow](#)

[View List of Ads](#)

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## The Word on the Street...

### BOOMCARADS: THE SOUND OF THE STREET



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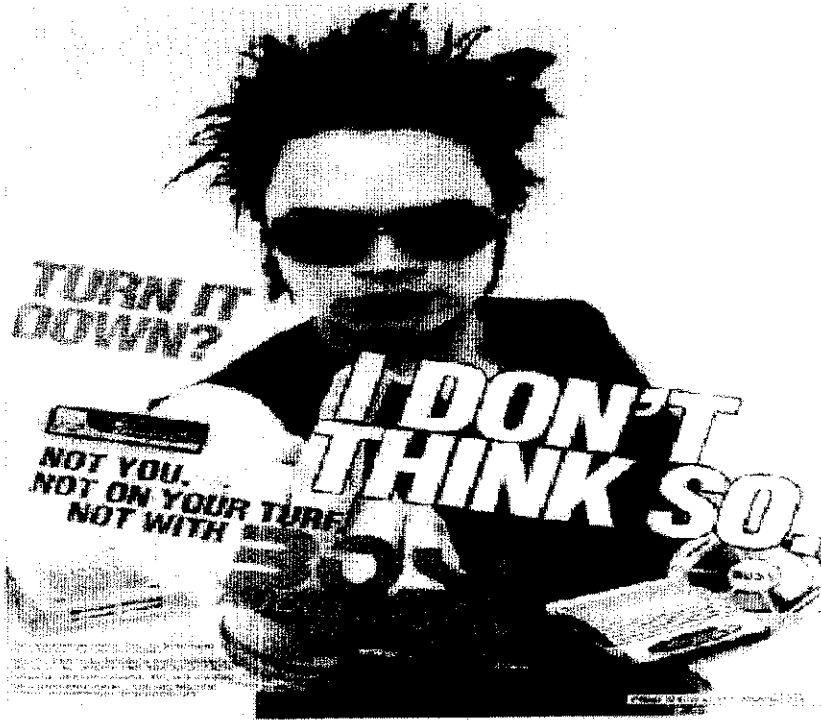
views keep coming...  
wood Sound offers a  
with designed to

**"Shake Seats and  
Annoy Neighbors."**

Brian Smith,  
CAR SOUND & PERFORMANCE  
April 2001 issue

**EXCURSION**

NOISE FREE SOUND & VIBRATION





747 East Union Street, #102 • Pasadena, CA 91101 • Telephone: 626. 792.4765 • Fax: 626. 792.4862

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November 10, 2005

Kim Szalay  
Department of Regional Planning  
320 West Temple Street, Room 1360  
Los Angeles, California 90012

RE: File LD-4 - Zone Change #RZC 200400006

Dear Mr. Szalay:

Thank you for your continued efforts regarding the proposed zone change and conditional use permit for the property located at 50 North Rosemead Boulevard.

I wanted to report to you regarding the Open House that was held at the site between 1:00 PM and 3:00 PM on Saturday, October 15, 2005. The Open House was held in order to invite neighbors to the site, provided a tour of the property, explain how the proposed stereo and alarm store would operate within the building and answer any questions that neighbors may have. On October 6, 2005, announcements for the Open House were hand delivered to each residence on Bluff Avenue, Corta Calle, Walnut Street and Quigley Avenue. A copy of the Open House announcement is attached.

Although planned between 1:00 PM and 3:00 PM, Arthur Yazichyan arrived at the site much earlier to set up. Refreshments including coffee, an assortment of soft drinks and seasonal candies were provided. Plans for the tenant improvements were posted on the walls so that neighbors could view what was being proposed for the site.

We had hoped and planned for higher attendance, but few people attended. Two members of the neighborhood attended: Kathy Jones Irish and Grace Montgomery. Ms. Jones Irish arrived at approximately 2:00 PM. Discussions centered around the conditions that were adopted by the Planning Commission, measures to reduce sound and traffic, physical improvements that would occur within the building and landscaping improvements. Ms. Montgomery arrived after 3:00 PM when Mr. Yazichyan was preparing to leave, and she did not sign the attached sign-in sheet. David Blacher, a real estate broker representing Audio Crafters, also attended.

## **OPEN HOUSE**

Arthur Yazichyan, the owner of Audio Crafters and the property at 50 North Rosemead Boulevard, invites you to an information meeting to answer questions and discuss the neighborhood concerns regarding the property. Refreshments will be provided.

### **OPEN HOUSE**

**SATURDAY, OCTOBER 15, 2005**

**1:00 PM - 3:00 PM**

**50 NORTH ROSEMEAD BLVD., PASADENA**

If you are unable to attend, please forward your comments to Arthur Yazichyan at 50 North Rosemead Blvd., Pasadena, CA 91107 or call (626) 796-2122.

From: Audio Crafters  
50 N. Rosemead Blvd.  
Pasadena, California

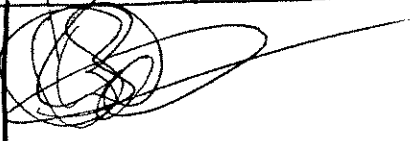
Property Owners and Neighbors

# OPEN HOUSE FOR 50 N. ROSEMEND BLVD

1.00 TO  
PRINT NAME

3:00  
SIGNATURE

OCT 15, 2005  
ADDRESS

1	David Blacher		33. S. Catalina Pasadena 91106
2	Kathy Jones Tersh		3744 Alta Calle
3			
4			
5			
6			
7			
8			





Los Angeles County Department of Regional Planning  
320 West Temple Street, Los Angeles, California 90012  
Telephone (213) 974-6443

**PROJECT NO. R2004-01160**  
**CONDITIONAL USE PERMIT NO. RCUP 200500035**  
**ZONE CHANGE NO. RZC 200400006**

RPC CONSENT DATE  
November 21, 2005

CONTINUE TO

AGENDA ITEM

PUBLIC HEARING DATE  
September 7, 2005

**APPLICANT**

Arthur Yazichyan

**OWNER**

Arthur Yazichyan

**REPRESENTATIVE**

Tony Palazzola

**REQUEST**

Conditional Use Permit: To authorize the use of an existing retail structure for reconstruction, operation, and maintenance of an auto stereo, alarm, and accessory sales and installation facility.

Zone Change: To authorize a change in zoning from the CH (Commercial Highway) zone to the C-2-DP (Neighborhood Business-Development Program) zone.

**LOCATION/ADDRESS**

50 North Rosemead Blvd.

**ZONED DISTRICT**

East Pasadena

**ACCESS**

Between East Corte Calle and East Walnut Street

**COMMUNITY**

Pasadena

**EXISTING ZONING**

CH (Commercial Highway)

**SIZE**

.06 Acre

**EXISTING LAND USE**

Vacant former retail building

**SHAPE**

Rectangular

**TOPOGRAPHY**

Flat

**SURROUNDING LAND USES & ZONING**

North: Triplex apts.; R-3 (Limited Multiple Residence)

East: Single-Family Residence; R-2 (Two-Family Residence)

South: Restaurant; C-2 (Neighborhood Business)

West: Electronics Store; M-1.5 (Restricted Heavy Manufacturing)

**GENERAL PLAN**

**DESIGNATION**

**MAXIMUM DENSITY**

**CONSISTENCY**

Countywide General Plan

C (Major Commercial)

\_\_\_\_\_

See Staff Analysis

**ENVIRONMENTAL STATUS**

Negative Declaration

**DESCRIPTION OF SITE PLAN**

The site plan depicts a 5,406 square-foot lot with one existing building (1,624 s.f.), seven parking spaces including one van accessible handicapped space, landscaping (1,035 s.f.), and access from Buff Avenue. Parking backs out onto Buff Avenue. The building use is for sales and installation of audio stereos, alarms, and accessories and includes two audio installation stalls, display and sales room, and office space.

**KEY ISSUES**

- Consistency with the Countywide General Plan
- Satisfaction of Section 22.56.040, Title 22 of the Los Angeles County Code conditional use permit burden of proof requirements
- Satisfaction of Section 22.16.110, Title 22 of the Los Angeles County Code zone change burden of proof requirements.
- Compliance with the East Pasadena-East San Gabriel Community Standards District development standards

**TO BE COMPLETED ONLY ON CASES TO BE HEARD BY THE BOARD OF SUPERVISORS**

**STAFF CONTACT PERSON**

Mr. Kim K. Szalay

RPC HEARING DATE(S): September 7, 2005

RPC ACTION DATE: November 21, 2005

RPC RECOMMENDATION: Approval

MEMBERS VOTING AYE: 5

MEMBERS VOTING NO: 0

MEMBERS ABSTAINING  
None

MEMBERS ABSENT  
None

**STAFF RECOMMENDATION (PRIOR TO HEARING)**

Approval

**SPEAKERS\***

(O) None (F) 2

**PETITIONS**

(O) None at hearing, 32 signatures after hearing (F) 0

**LETTERS**

(O) 1 at hearing, 3 after hearing (F) 0

\*(O) = Opponents (F) = In Favor